

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

Meeting and/or Executive Session Agenda

6:00 PM - Tuesday, November 16, 2021

Saginaw City Hall Council Chambers

333 West McLeroy Blvd.

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation.

The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

(1) Call to Order--Todd Flippo, Mayor

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"

(2) Invocation--Pastor Michael Orr, Saginaw Church of Christ

(3) Audience Participation--On the Video Screen

(4) Consent Agenda--All items listed with lower case letters are part of the Consent Agenda. Public hearing and review are held collectively unless opposition is presented, in which case the contested item will be heard separately.

(a) Action regarding Minutes, November 2, 2021--Janice England, City Secretary

(b) Action regarding Cancellation of December 21, 2021 City Council Meeting--Janice England, City Secretary

(c) Action regarding Capital Improvements Advisory Committee (CIAC)

recommendation regarding Land Use Assumptions and Impact Fees
November 9, 2021--Rick Trice, P.E., Director of Public Works

- (d) Action regarding Authorization of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. (KHA) for the Thompson Drive Sidewalks--Rick Trice, P.E., Director of Public Works
- (5) Presentation of 2021 Economic Development Award of Merit from the Texas Economic Development Council--Gabe Reaume, City Manager/Keith Rinehart, Director of Community & Economic Development
- (6) PUBLIC HEARING - Consideration and Action for a Request to Amend a Portion of The Planned Development for Beltmill That Was Approved By City Council on April 20, 2021, Revising the Development Standards and Development Plan for Tracts 2 and 3 Comprising Approximately 45.069 Acres Out of the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road (Ordinance No. 2021-25)--Rick Trice, P.E., Director of Public Works
- (7) Consideration and Action regarding Resolution No. 2021-27, Approval of the Beltmill Public Improvement District Preliminary Service and Assessment Plan--Bryn Meredith, City Attorney
- (8) PUBLIC HEARING – Consideration and Action Regarding a Text Amendment to the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) amending the regulations for Article 8, Section 8-3, Subparagraph A.3. pertaining to Patio Covers (Ordinance No. 2021-26)--Rick Trice, P.E., Director of Public Works
- (9) Consideration and Action regarding Recommendation from Reinvestment Zone No. 1, City of Saginaw, Texas Board of Directors regarding Ordinance No. 2021-27, Reinvestment Zone No. 1, City of Saginaw, Texas Final Project and Finance Plan--Bryn Meredith, City Attorney
- (10) Consideration and Action Regarding Rate Increase Request from Waste Connections for Solid Waste and Recycling Services--Dolph Johnson, Asst. City Manager
- (11) Consideration and Action regarding Ordinance No. 2021-28, Amending the Residential Trash and Recycle Rate--Janice England, City Secretary
- (12) Project Updates--Kimley Horn & Associates, Inc.
- (13) Code Enforcement/Rental Inspection Program Updates
- (14) **Executive Session--The City Council may take action on any Executive**

Session item posted.

551.071. Texas Government Code.

Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

(a) Any Posted Item

(15) Adjournment--Todd Flippo, Mayor



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Action regarding Minutes, November 2, 2021

BACKGROUND/DISCUSSION:

The minutes of the City Council Meeting held on November 2, 2021 are presented for consideration.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 11-2-2021

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
NOVEMBER 2, 2021**

Present at the meeting:

Mayor	Todd Flipppo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Nicky Lawson
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Trenton Tidwell, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Lee Howell
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Chief Building Official	Larry Little
Utility Billing Supervisor	Karen Cromwell
Utility Billing Specialist	Maria Guynes
Court Administrator	Beverly Brown
Court Clerk	Alma Young
Management Analyst	Kevin Pantoja
Management Analyst	Ayoub Kahondogoro

Absent from the meeting:

Dir. of Comm. & Eco. Dev.	Keith Rinehart
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Visitors at the meeting:

Kelly Stewart	Brack St. Clair
Ronnie Mills	Kyle Sikoski

(1) Call to Order

Mayor Flipppo called the meeting to order at 6:00 p.m. with a quorum present.

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

(2) Invocation

Pastor Ronnie Mills of Kingdom Chapel gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, October 19, 2021

b. Action regarding Ratification of a Settlement Agreement and Release associated with the matter of Brandon Cruz v. City of Saginaw/JLB Contracting, LLC, et al.

Summary: The City of Saginaw, JLB Contracting and others were named in a lawsuit involving an automobile accident that occurred on June 29, 2017 while the plaintiff was driving his vehicle in the 300 block of E. Bailey Boswell Road. The City was an additional insured under the contractor's insurance and was defended by the attorneys for the contractor's insurance carrier. The lawsuit has been settled at no cost to the City. To complete the settlement, a Settlement Agreement and Release was prepared as a comprehensive release and dismissal of all claims of all parties against other parties. There is no financial impact to the City.

c. Action regarding Approval of New Fire Station Information Technologies (Access Control, Security, Audio/Visual, Cabling and Associated Information Technology related work)

Summary: Information Technology solutions are vast and require user specific customization to ensure the end result meets the Fire Department's needs now and into the future. For these reasons, and in the initial planning of the fire station project, we selected to self design and contract directly for our access control, security, audio/visual and cabling services. Work is proposed to be performed by Network Cabling Services (NCS) with services and equipment procurement via cooperative purchasing partnerships with which we are members and results in the best leveraged pricing. NCS regularly provides information technology solutions for newly constructed public safety facilities including many in our region. They are also a common contracting partner with Steel & Freeman Inc. There are three pricing quotes which outline the work and components to be provided: ST-21-091 R2 Cabling and IT Distribution Framework (\$54,915.82); ST-21-092 Access Control and Video Surveillance Systems (\$95,536.26); 9499 & 8718 Audio/Visual Systems (\$91,901.54). Although the financial impact is slightly above the initial estimates due to the volatility of material acquisition and pricing impacting construction across the country, pricing is within our approved fire station budget. Staff recommends approval of the three quotes from NCS as stated.

d. Action regarding Approval of Asbestos Abatement for the Structure located at 345 N. Saginaw Blvd.

Summary: The structure located at 345 N. Saginaw Blvd. (a vacant building formerly used as a laundromat) has been voluntarily released for demolition by the property owner. Because the structure contains asbestos, a qualified asbestos abatement contractor must remove this hazardous material before demolishing the structure. Staff recommends award of the contract to ATMS in the amount of \$14,305 for asbestos abatement and removal. This contractor was the lowest bidder and was recommended by a State-mandated asbestos abatement consultant. After the asbestos is removed, bids will be received for the demolition of the structure.

There were requests to remove Items 4c and 4d from the Consent Agenda.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Items 4a and 4b of the Consent Agenda as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flipppo, Mayor Pro-Tem Junkersfeld,
Councilmembers Beasley, Lawson, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

Items 4c (Action regarding Approval of New Fire Station Information Technologies (Access Control, Security, Audio/Visual, Cabling and Associated Information Technology related work) and 4d (Action regarding Approval of Asbestos Abatement for the Structure located at 345 N. Saginaw Blvd.) were discussed.

Motion was made by Councilmember Bighorse with a second by Councilmember Tucker to approve Items 4c and 4d of the Consent Agenda as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld,
Councilmembers Beasley, Lawson, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

- (5) Recognition of Government Finance Officers Association Award of Certificate of Achievement for Excellence in Financial Reporting presented to the City of Saginaw and Finance Director Quin

City Manager Reaume explained that the City recently received the Government Finance Officers Association Award of Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended September 30, 2020. He stated this is the 30th year that the City has received the award and the 9th year that Finance Director Quin has received the award. He expressed his appreciation to Finance Director Quin and her staff for their efforts. Finance Director Quin introduced members of the City Office Staff that were present. They were Karen Cromwell, Utility Billing Supervisor; Maria Guynes, Utility Billing Specialist; Beverly Brown, Court Administrator; and Alma Young, Court Clerk. Mayor Flippo presented the award to Finance Director Quin.

- (6) PUBLIC HEARING – Consideration and Action regarding Ordinance No. 2021-24, Creation of Tax Increment Reinvestment Zone containing approximately 295.44 acres of noncontiguous land generally located North of Bailey Boswell Road, North of McLeroy Blvd. and West of Saginaw Blvd., and being wholly located within the Corporate Limits of the City of Saginaw

Mayor Flippo declared the public hearing for this item opened at 6:32 p.m. There was discussion regarding the proposed ordinance and draft Preliminary Project and Finance Plan. City Attorney Meredith explained that the proposed ordinance is form driven and contains the required elements from the Tax Code. City Manager Reaume added that the Project Plan will be presented for approval at the next City Council Meeting. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 6:48 p.m.

Motion was made by Councilmember Copeland with a second by Councilmember Beasley to approve Ordinance No. 2021-24, Creation of a Tax Reinvestment Zone, as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld,
Councilmembers Beasley, Lawson, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(7) Executive Session

1 § 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- a. Any Posted Item

(8) Adjournment

Motion was made by Councilmember Tucker with a second by Mayor Pro-Tem Junkersfeld to adjourn the meeting. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld,
Councilmembers Beasley, Lawson, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of November 2, 2021 adjourned at 7:02 p.m.

ATTEST:

APPROVED:

Janice England, City Secretary

Todd Flippo, Mayor



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(b)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Action regarding Cancellation of December 21, 2021 City Council Meeting

BACKGROUND/DISCUSSION:

Due to the upcoming holidays and the fact that there are no pending items for the December 21, 2021 City Council Meeting, it is suggested that the meeting be cancelled.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Rick Trice, P.E.
Director of Public Works

Agenda Items: (4)(c)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

Action regarding Capital Improvements Advisory Committee (CIAC) recommendation regarding Land Use Assumptions and Impact Fees November 9, 2021

BACKGROUND/DISCUSSION:

As required under the Local Government Code, the CIAC meets twice yearly to review the progress of the capital improvements plan and report to the City Council any needed revisions or updates to the land use assumptions, capital improvements plan, and impact fees. The committee met on November 9, 2021 for that purpose.

The CIAC received the report below along with supporting documents including an updated spreadsheet for City of Saginaw Water and Sewer Impact Fees Revenue and Expense Summary showing the fund balances as of November 3, 2021. A second document was Table 12 from the City of Saginaw 2020 Water Impact Study showing a summary of the City of Saginaw Water impact Fee Capital Improvements, Project Costs and 10-Year Recoverable Cost when the study was completed in late 2020.

The CIAC received the staff report as follows:

On June 16, 2020, City Council authorized Kimley-Horn and Associates, Inc. to conduct a Water Impact Fee Study (Study). Cities are required to review their impact fees on a 5-year cycle. The study included a Water Capital Improvement Plan (CIP) (attached Table 12) to determine the maximum rate the city could assess to recover costs due to new development.

Comparing the CIP to the Water Fund Balance resulted in a staff recommendation that the collection of water impact fees cease since sufficient funds existed to fund the outstanding CIP. Council approved that recommendation.

Since the action by City Council, the NW Booster Pump Station has escalated from \$462,500 to \$940,000. The increase is due to a change in scope required to provide adequate fire protection to future multi-storied apartment in the northwest part of the City. A second project has been added to provide a similar booster

pump station in the Beltmill development.

The table below provides a summary of the impact of these two projects and potential funding sources. The impact is a projected funding deficit of \$1,580,196. Funding will likely be from use of Water Fund Balance, reimbursement from the TIRZ (Beltmill), developer contribution and/or alternative funding sources.

Water CIP

<i>Saginaw Boulevard 12" Waterline, Ph. 2</i>	<i>\$ 1,305,000.00</i>
<i>McLeroy 12" Waterline, Ph. 2</i>	<i>\$ 325,000.00</i>
<i>Northwest Booster Pump Station</i>	<i>\$ 940,000.00</i>
<i>Fort Worth Meter Station Upgrade</i>	<i>\$ 250,000.00</i>
<i>Beltmill Pump Station</i>	<i>\$ 950,000.00</i>
<i>Sub-Total</i>	<i>\$ 3,770,000.00</i>
<i>Saginaw Boulevard 12" Waterline, Ph. 2</i>	
<i>Expenses to Date</i>	<i>\$ 1,093,157.80</i>
<i>Remaining Water CIP Budget</i>	<i>\$ 2,676,842.20</i>
<i>Water Enterprise Fund Balance</i>	<i>\$ 1,096,646.42</i>
<i>Projected Fund Balance ^A</i>	<i>\$ (1,580,195.78)</i>

^A Projected deficit will be funded by use of Water Fund Balance, developer or alternate funding source. Beltmill Pump Station to be funded by Water Fund Balance and Potentially Reimbursed by the TIRZ

The CIAC discussed the projects contained in the CIP and voted to unanimously to advise the City Council that the project expenditures are on schedule and that there is no reason to update the land use assumptions, and the impact fees are valid at this time.

FINANCIAL IMPACT:

N.A.

RECOMMENDATION:

Staff recommends acceptance of the CIAC's findings.

ATTACHMENTS:

Description

CIAC Staff Report November 9, 2021

City of Saginaw 2020 Water Impact Study, Table 12

CIAC Agenda November 9, 2021

City of Saginaw Water and Sewer Impact Fees Revenue and Expense Summary

CIAC Minutes November 9, 2021

CIAC Recommendation to Council



City of Saginaw

DATE: November 9, 2021

TO: Capital Improvements Advisory Committee

FROM: Rick Trice, P.E., Director Public Works

SUBJECT: Water Capital Improvement Plan Update

The following information is provided for the Capital Advisory Committee Meeting.

Attached you will find a copy of the City of Saginaw Water and Sewer Impact Fees Revenue and Expense Summary for November 3, 2021. The report details revenue and expenses for the water and sewer funds.

On June 16, 2020, City Council authorized Kimley-Horn and Associates, Inc. to conduct a Water Impact Fee Study (Study). Cities are required to review their impact fees on a 5-year cycle. The study included a Water Capital Improvement Plan (CIP) (attached Table 12) to determine the maximum rate the city could assess to recover costs due to new development.

Comparing the CIP to the Water Fund Balance resulted in a staff recommendation that the collection of water impact fees cease since sufficient funds existed to fund the outstanding CIP. Council approved that recommendation.

Since the action by City Council, the NW Booster Pump Station has escalated from \$462,500 to \$940,000. The increase is due to a change in scope required to provide adequate fire protection to future multi-storied apartment in the northwest part of the City. A second project has been added to provide a similar booster pump station in the Beltmill development.

The table below provides a summary of the impact of these two projects and potential funding sources. The impact is a projected funding deficit of \$1,580,196. Funding will likely be from use of Water Fund Balance, reimbursement from the TIRZ (Beltmill), developer contribution and/or alternative funding sources.

Water CIP

Saginaw Boulevard 12" Waterline, Ph. 2	\$	1,305,000.00
McLeroy 12" Waterline, Ph. 2	\$	325,000.00
Northwest Booster Pump Station	\$	940,000.00
Fort Worth Meter Station Upgrade	\$	250,000.00
Beltmill Pump Station	\$	950,000.00
Sub-Total	\$	3,770,000.00
Saginaw Boulevard 12" Waterline, Ph. 2 Expenses to Date	\$	1,093,157.80
Remaining Water CIP Budget	\$	2,676,842.20
Water Enterprise Fund Balance	\$	1,096,646.42
Projected Fund Balance ^A	\$	(1,580,195.78)

^A Projected deficit will be funded by use of Water Fund Balance, developer or alternate funding source. Beltmill Pump Station to be funded by Water Fund Balance and Potentially Reimbursed by the TIRZ

If you have any questions, please let me know.

Attachments (2): City of Saginaw Water and Sewer Impact Fees Revenue and Expense Summary
City of Saginaw 2020 Water Impact Study, Table 12

These capital improvements projects are shown in Table 12. Further information about each of these projects is shown in Figure 3 – Impact Fee Capital Improvement Plan.

Table 12: City of Saginaw Water Impact Fee Capital Improvements, Project Costs, And 10-Year Recoverable Cost

Project Number	Description	2020 Required Capacity (Percent Utilization)	2030 Required Capacity (Percent Utilization)	2020-2030 Required Capacity (Percent Utilization)	2030 Projected Recoverable Cost	Total Project Cost
Existing						
1	SAGINAW BLVD 12" WATER LINE PH. 1	64%	82%	18%	\$95,148	\$529,614
2	JARVIS RD. 1.5 MG ELEVATED STORAGE TANK	77%	88%	12%	\$282,290	\$2,421,600
3	JARVIS RD. 16" WATER LINE (AND 12" WATER LINE ON BAILEY BOSWELL)	64%	82%	18%	\$111,807	\$622,339
4	SAGINAW BLVD. AND HAMPSHIRE ST. WATER LINE IMPROVEMENTS	64%	82%	18%	\$121,135	\$674,262
5	2020 WATER IMPACT FEE UPDATE	0%	100%	100%	\$15,500	\$15,500
Existing Subtotal					\$625,880	\$4,263,315
Proposed						
1	SAGINAW BLVD 16" WATER LINE PH. 2	0%	82%	82%	\$912,986	\$1,111,923
2	W. McLEROY 12" WATER LINE PH. 2	0%	82%	82%	\$266,854	\$325,000
3	NORTHWEST BOOSTER PUMP STATION	0%	100%	100%	\$462,500	\$462,500
4	FORT WORTH METER STATION UPGRADE	77%	88%	12%	\$29,143	\$250,000
Proposed Subtotal					\$1,671,483	\$2,149,423
Total					\$2,297,363	\$6,412,738

**TAKE NOTICE THAT A REGULAR MEETING
OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
OF THE CITY OF SAGINAW, TEXAS
WILL BE AT
SAGINAW CITY HALL
LOCATED AT 333 WEST MCLEROY BOULEVARD**

Commencing at 6:00 p.m. on the 9th Day of November, 2021, to consider and act upon any lawful subject that may come before said meeting.

- | | | |
|-----|---|--|
| (1) | Call to Order | Chairman Lewis |
| (2) | Presentation of Minutes
July 13, 2021 Regular Meeting | Chairman Lewis |
| (3) | Review of Capital Improvements Projects and Impact
Fee Revenues and Expenses | Rick Trice, P. E.
Public Works Director |
| (4) | Recommendation to Council | Chairman |
| (5) | Adjournment | Chairman |

DATE
POSTED: _____ TIME: _____ BY: _____

DATE
RETRIEVED: _____ TIME: _____ BY: _____

IF YOU PLAN TO ATTEND THE MEETING AND YOU HAVE A DISABILITY THAT
REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, CONTACT MARY RAGLE
WITHIN 72 HOURS OF THE MEETING AT 817-230-0500 EXT 2441. REASONABLE
ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

**CITY OF SAGINAW WATER AND SEWER IMPACT FEES
REVENUE AND EXPENSE SUMMARY**

DESCRIPTION	1995-2012 F.Y.	2013-2014 F.Y.	2014-2015 F.Y.	2015-2016 F.Y.	2016-2017 F.Y.	2017-2018 F.Y.	2018-2019 F.Y.	2019-2020 F.Y.	2020-2021 F.Y.	TOTALS
									AS OF 9-30-21	
<u>WATER REVENUES:</u>										
Water Impact Fees	2,292,724.37	160,941.25	325,888.04	400,752.84	431,135.97	391,118.02	300,751.36	197,705.88	4,994.00	4,506,011.73
Interest Income	257,285.62	391.42	670.79	4,176.25	10,708.15	30,092.10	42,319.27	16,738.48	1,017.17	363,399.25
Total Revenue	2,550,009.99	161,332.67	326,558.83	404,929.09	441,844.12	421,210.12	343,070.63	214,444.36	6,011.17	4,869,410.98
<u>WATER EXPENSES:</u>										
Impact Fee Study	27,351.61	-	-	3,000.00	3,000.00	-	-	12,400.00	3,100.00	48,851.61
Knowles Water Line Extension	50,930.00	-	-	-	-	-	-	-	-	50,930.00
Longhorn Pump Station Improvements	200,000.00	-	-	-	-	-	-	-	-	200,000.00
Blue Mound Road Water Line	67,135.00	-	-	-	-	-	-	-	-	67,135.00
1.5 MG Elevated Tank	605,302.67	-	-	-	-	-	-	-	-	605,302.67
South Hampshire Water Line	21,000.00	7,000.00	-	-	-	-	-	-	-	28,000.00
Saginaw Blvd. 12" Water Line	-	27,000.00	268,399.23	232,372.40	-	-	-	-	-	527,771.63
Longhorn 16" Water Line	493,811.78	-	-	-	-	-	-	-	-	493,811.78
S. Hampshire 16" / Sag. Blvd 12" Ph. 2	-	-	-	-	47,000.00	554,157.99	10,396.08	-	-	611,554.07
Sag. Blvd. 16" Water Line Ph. 2	-	-	-	-	-	-	85,000.00	71,153.44	937,004.36	1,093,157.80
Northwest Booster Pump Station	-	-	-	-	-	-	-	-	46,250.00	46,250.00
Total Expenses	1,465,531.06	34,000.00	268,399.23	235,372.40	50,000.00	554,157.99	95,396.08	83,553.44	986,354.36	3,772,764.56
WATER I.F. FUND BALANCE	1,084,478.93	1,211,811.60	1,269,971.20	1,439,527.89	1,831,372.01	1,698,424.14	1,946,098.69	2,076,989.61	1,096,646.42	1,096,646.42
<u>SEWER REVENUES:</u>										
Sewer Impact Fees	582,431.80	19,050.10	43,409.89	54,389.95	45,061.73	-	-	-	-	744,343.47
Interest Income	87,931.42	57.13	101.42	531.16	939.13	1,666.45	600.00	9.59	0.59	91,836.89
Total Revenue	670,363.22	19,107.23	43,511.31	54,921.11	46,000.86	1,666.45	600.00	9.59	0.59	836,180.36
<u>SEWER EXPENSES:</u>										
Impact Fee Study	22,563.80	-	-	3,000.00	3,000.00	-	-	-	-	28,563.80
Knowles 15" Sewer Line - Park	59,070.00	-	-	-	-	-	-	-	-	59,070.00
Knowles Sewer Line Extension	77,865.00	-	-	-	-	-	-	-	-	77,865.00
National Guard 15" Sewer Line	93,847.29	-	-	-	-	-	-	0	-	93,847.29
S.E. 24" Sewer Line	256,500.00	-	-	150,000.00	-	-	-	-	-	406,500.00
Blue Ridge Trail Sewer	-	-	-	-	-	24,000.00	101,557.90	-	-	125,557.90
Refunds	-	-	-	-	-	-	43,585.73	-	-	43,585.73
Total Expenses	509,846.09	-	-	153,000.00	3,000.00	24,000.00	145,143.63	-	-	834,989.72
SEWER I.F. FUND BALANCE	160,517.13	179,624.36	223,135.67	125,056.78	168,057.64	145,724.09	1,180.46	1,190.05	1,190.64	\$ 1,190.64
COMBINED FUND BALANCE	1,244,996.06	1,391,435.96	1,493,106.87	1,395,027.98	1,607,585.53	1,977,096.10	1,699,604.60	1,947,288.74	2,078,180.25	1,097,837.06

Water CIP	
Saginaw Boulevard 12" Waterline, Ph. 2	\$ 1,305,000.00
McLeroy 12" Waterline, Ph. 2	\$ 325,000.00
Northwest Booster Pump Station	\$ 940,000.00
Fort Worth Meter Station Upgrade	\$ 250,000.00
Beltmill Pump Station	\$ 950,000.00
Sub-Total	\$ 3,770,000.00
Saginaw Boulevard 12" Waterline, Ph. 2 Expenses to Date	\$ 1,093,157.80
Remaining Water CIP Budget	\$ 2,676,842.20
Water Enterprise Fund Balance	\$ 1,096,646.42
Projected Fund Balance ^A	\$ (1,580,195.78)
^A Projected deficit will be funded by use of Water Fund Balance, developer or alternate funding source. Beltmill Pump Station to be funded by Water Fund Balance and Potentially Reimbursed by the TIRZ	

**MINUTES OF A REGULAR MEETING OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
HELD AT THE CITY HALL ON NOVEMBER 9, 2021**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal
Ad Hoc Member		Mike Parish

Visitors at the Meeting:

Jon Julien
Brack St. Clair

ITEM 1 CALL TO ORDER

Chairman Lewis called the meeting to order at 6:00 p.m.

ITEM 2 PRESENTATION OF MINUTES

The minutes of a regular meeting held July 13, 2021 were presented. Motion was made by Vice Chairman Haney with a second by Member Barngrover to accept the minutes as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney,
 Members Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere, Alternate Member Villarreal

ITEM 5 OVERVIEW OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

DPW Trice reviewed the information that had been furnished in the members' packets and answered any questions they had. He also gave an update on current projects and remaining funds. Director Trice advised the members of future projects that they may see in the future.

ITEM 6 RECOMMENDATION TO COUNCIL

Motion was made by Vice Chairman Haney with a second by Member Barngrover to advise the City Council that the project expenditures are on schedule and the land use assumptions are valid. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney,
 Members Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere, Alternate Member Villarreal

ITEM 7 ADJOURNMENT

Motion was made by Vice Chairman Haney with a second by Member Barngrover to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney,
 Members Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere, Alternate Member Villarreal

Chairman Lewis declared the Capital Improvements Advisory Committee meeting of November 9, 2021 adjourned at 6:09 p.m.

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

11/09/2021

RECOMMENDATION TO COUNCIL:

Motion was made by MEMBER HANEY with a second by ALT MEMBER ^{WOODEN} to advise the City Council that the project expenditures are on schedule and that land use assumptions are valid,

For:

W. A. HANEY

Kenneth Hane

W. A. HANEY

W. A. HANEY

Against:

Absent



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Rick Trice, P.E.
Director of Public Works

Agenda Items: (4)(d)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

Action regarding Authorization of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. (KHA) for the Thompson Drive Sidewalks

BACKGROUND/DISCUSSION:

On August 18, 2020, City Council approved Ordinance No. 2020-15 authorizing Certificates of Obligation for \$20,500,000 in funds for capital expenditures, including \$1,000,000 in Sidewalk and ADA improvements.

The recommended IPO will construct approximately 4,000 feet of sidewalk on Thompson Drive from Longhorn Road to Wofford Way and on Wofford Way from Thompson Drive to Opal Street. The project will improve safe pathways to the elementary school through the neighborhood.

Typically, every two years the City applies for Community Development Block Grants (CDBG) through Tarrant County. In the 44th year CDBG (FY 2020), the City constructed new sidewalks in the 215-500 blocks of Bluebonnet Street.

The 46th year CDBG program is upcoming and the City intends to seek funds that will supplement the construction costs of the project.

The Opinion of Probable Construction Cost for the project is \$390,000.

Kimley-Horn and Associates, Inc. has submitted an IPO for contract preparation, bidding services and construction phase services. The fee breakdown is as follows:

Task Name	Budget Amount	Fee Type
Task 1 - Topographic Survey	\$20,000	Lump Sum
Task 1 - Contract Document Preparation	\$44,000	Lump Sum
Task 2 - Bidding Services	\$5,000	Lump Sum
Task 3 - Construction Phase Services	\$16,000	Lump Sum
Total	\$85,000	Lump Sum

FINANCIAL IMPACT:

The financial impact will be \$85,000. Funding will come from \$1,000,000 allocated under 2020 Certificate of Obligations for sidewalk improvements.

RECOMMENDATION:

Staff recommends approval of the IPO with KHA for the Thompson Drive Sidewalks project in the amount of \$85,000.

ATTACHMENTS:

Description

Thompson Drive Sidewalk IPO

Location Map

Opinion of Probable Construction Cost



November 8, 2021

Mr. Rick Trice
City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

RE: *Thompson Drive Sidewalks*

Dear Mr. Trice:

Please find attached the Individual Project Order (IPO) No. Thompson Drive Sidewalks (reference the master agreement dated April 17, 2012).

Please contact me at (817) 339-2281 or trenton.tidwell@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

TBPE No. F-928

A handwritten signature in black ink, appearing to read "Trenton D. Tidwell".

Trenton Tidwell, P.E.

INDIVIDUAL PROJECT ORDER NUMBER – Thompson Drive Sidewalks

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant or KH), and The City of Saginaw, TX (the Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated April 17, 2012, which is incorporated herein by reference.

Identification of Project: **Thompson Drive Sidewalks**

Project Understanding:

The Client desires to design and construct sidewalks and pedestrian curb ramps along the east side of Thompson Drive, from Wofford Way to Longhorn Road and along Thompson Drive, from Opal Street to Thompson Drive). The scope of this contract also includes Survey Collection, Bidding and Construction Phase Services.

Specific Scope of Basic Services:***Task 1 – Survey Collection***

- A. Topographic survey for 4,000 linear feet including Thompson Drive (from Wofford Way to Longhorn Road) and Wofford Way (from Opal Street to Thompson Drive). Survey will be limited to half of the ROW and will include 150' of Palomino Drive.
- B. Survey to include existing curbs, gutters, side streets, driveways, landscaping and miscellaneous structures within the right-of-way along the route of the proposed sidewalk improvements.
- C. Horizontal and vertical control points and benchmarks to be surveyed and/or established.

Task 2 – Contract Document Preparation

- A. Prepare for, attend, and conduct up to two (2) project meetings with the Client to discuss the design/project.
- B. Prepare construction plans for the proposed sidewalks and pedestrian curb ramps along Thompson Drive.
 - a. Conceptual Exhibit Submittal (30%)
 - b. Incorporate conceptual exhibit submittal review comments.
 - c. Submit three (3) copies of plans and OPCC to the City for review and comment.
 - d. Final Design Submittal (90%)
 - e. Submit three (3) copies of plans and OPCC to the City for review and comment.
 - f. Incorporate the final design submittal review comments.
 - g. Final Design Submittal (100%)
 - h. Submit three (3) full-size (22"x34") and three (3) half-size (11"x17") sets of plans, specifications and OPCC to the City for review and comment.
- C. Compile and update the overall opinion of probable construction cost (OPCC). The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids or actual construction costs will not vary from its opinions of probable costs.

- D. Prepare contract specifications, general notes and contract documents for the proposed pedestrian improvements. The contract specifications will be based upon the North Central Texas Council of Governments (NCTCOG). The specifications/documents will be 8.5"x11".
- E. On behalf of the City, KH will identify and solicit the services of a Registered Accessibility Specialist (RAS) to perform the plan review and inspection of behalf of the TDLR. KH will provide one set of plans (11"x17") for review in accordance with the Elimination of Architectural Barriers Act. The registration, review and inspection fees will be paid directly by the Consultant and be reimbursed by the City.

Task 3 – Bidding Services

- A. Assemble contract documents for advertisement.
- B. Upload all plans and contract documents onto Civcast for access to potential bidders. Contract documents shall be uploaded in .pdf files.
- C. Answer Contractor questions during advertisement period.
- D. Maintain a list of bidders to whom bidding documents have been issued.
- E. Issues addenda as necessary.
- F. Attend Bid Opening.
- G. Tabulate bids and review bidder's qualification.
- H. Prepare letter of recommendation for award.

Task 4 – Construction Phase Services

- A. Attend pre-construction meeting.
- B. Visit site during construction as requested by the Client. Consultant will make visits as directed by Client in order to observe the progress of the work. Such observations will not be exhaustive or extend to every aspect of Contractor's work. Observations will to be limited to spot checking, selective measurements and similar methods of general observation. Based on information obtained during site visits, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the work. Consultant will not supervise, direct, or have control over Contractor's work, nor shall Consultant have authority to stop the Work or have responsibility for the means, methods, techniques, equipment choice and usage, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for any failure of Contractor to comply with any laws. Consultant does not guarantee the performance of any Contractor and has no responsibility for Contractor's failure to perform its work in accordance with the Contract Documents.
- C. Respond to Contractor RFI's. Consultant will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents. Any orders authorizing variations from the Contract Documents will be made by Client.
- D. Review Contractor pay applications. Based on its observations and on review of applications for payment and supporting documentation, Consultant will determine amounts that Consultant recommends Contractor be paid. Such recommendations will be based on Consultant's knowledge, information and belief and will state whether in Consultant's opinion Contractor's work has progressed to the point indicated, subject to any qualifications stated in the recommendation.

- E. Prepare change orders, if required. Consultant may recommend Change Orders to the Client and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- F. Substantial Completion. Consultant will, after notice from Contractor that it considers the Work ready for its intended use, in company with Client and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list.
- G. Final Notice of Acceptability of the Work. Consultant will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend final payment to Contractor. Accompanying the recommendation for final payment, Consultant shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of Consultant's knowledge, information, and belief based on the extent of its services and based upon information provided to Consultant.

ADDITIONAL SERVICES

Any services not specifically provided for in the above scope, as well as any changes in the scope requested by the Client, will be considered additional services.

Schedule

Consultant will begin services upon receipt of Notice of Proceed.

Fee and Expenses

Task Name	Budget Amount	Fee Type
Task 1 - Topographic Survey	\$ 20,000	(Lump Sum)
Task 2 - Contract Document Preparation	\$ 44,000	(Lump Sum)
Task 3 - Bidding Services	\$ 5,000	(Lump Sum)
Task 4 - Construction Phase Services	\$ 16,000	(Lump Sum)
Total	\$ 85,000	(Lump Sum)

Consultant will perform the services Tasks 1 through 4 for the total lump sum fee of \$85,000. Individual task amounts are informational only. All permitting, application and similar project fees will be paid directly by the Client. Lump sum fees will be invoiced monthly based upon the overall percentage of services performed.

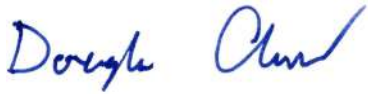
Payment will be due within 25 days of your receipt of the invoice.

ACCEPTED:

CITY OF SAGINAW, TEXAS

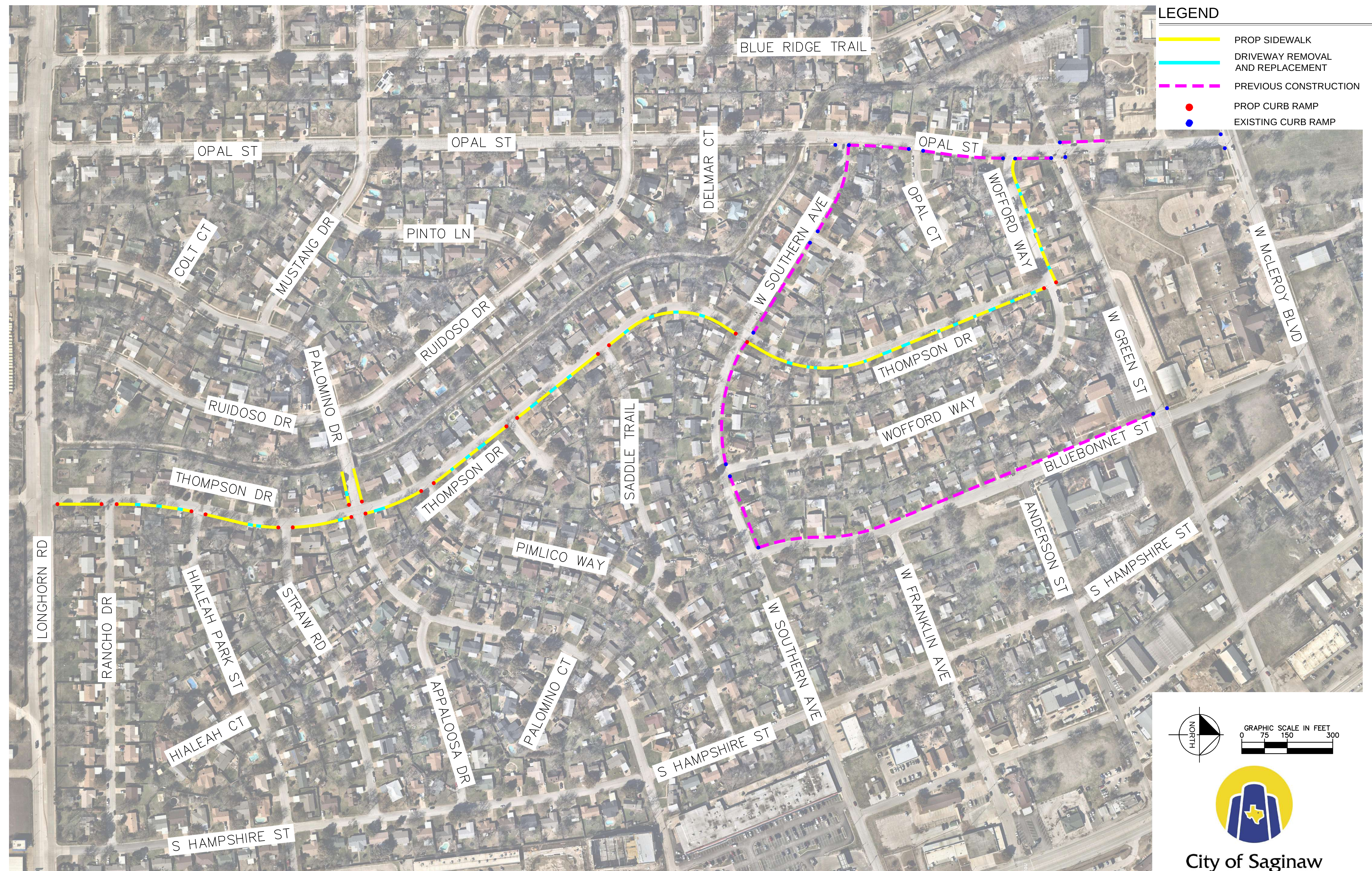
KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____
Gabe Reaume
City Manager


BY: _____
Douglas M. Arnold, P.E.
Contract Specialist

DATE: _____

DATE: November 8, 2021



THOMPSON DRIVE - SIDEWALK IMPROVEMENTS - NOVEMBER 2021

City of Saginaw
Preliminary Roadway Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 11/8/2021

Project Information:		Description:
Name:	Thompson Drive Sidewalk Addition Option 2	PRELIMINARY Opinion of Probable Construction Cost for Thompson Drive Sidewalk Addition. - NO DESIGN COMPLETED
Limits:	Wofford Way to Longhorn Road	
Length (lf):	4,000	

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Unclassified Excavation	200	cy	\$ 15.00	\$ 3,000
2	Barrier Free Ramps	19	ea	\$ 1,500.00	\$ 28,500
3	4" Concrete Sidewalk	15,600	sf	\$ 6.50	\$ 101,400
4	Concrete Driveway Removal and Replacement	750	sy	\$ 100.00	\$ 75,000
5	Sidestreet Improvements	4	ea	\$ 5,000.00	\$ 20,000
Paving Construction Cost Subtotal:					\$ 230,000
Item Description		Notes		Allowance	Item Cost
☒	Mobilization			10%	\$ 23,000
☒	Site Preparation			4%	\$ 9,200
☒	Traffic Control			3%	\$ 5,750
☒	Pavement Markings/Markers			3%	\$ 5,750
☐	Roadway Drainage	Not Anticipated			\$ -
☒	Water	Minor Adjustments		5%	\$ 11,500
☒	Sewer	Minor Adjustments		2%	\$ 4,600
☒	Landscaping Irrigation	Parkway Sodding & Irrigation		10%	\$ 23,000
☒	Other:	Fence Adjustment		2%	\$ 5,000
Allowance Subtotal:					\$ 90,000
Paving and Allowance Subtotal:					\$ 320,000
Construction Contingency:				20%	\$ 70,000
Construction Cost TOTAL:					\$ 390,000

Project Cost Summary				
Item Description	Notes:	Start Year	Allowance	Item Cost
Construction:			-	\$ 390,000
Engineering/Survey/CCA:			20%	\$ 85,000
Project Cost Total:				\$ 475,000

Anticipated 2022 CDBG Grant \$ 175,000

Anticipated Saginaw Cost \$ 300,000

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Keith C. Rinehart
Director of Community & Economic
Development

Gabe Reaume
City Manager

Agenda Items: (5)

E-mail: krinehart@saginawtx.org

Phone: 18172300331

SUBJECT:

Presentation of 2021 Economic Development Award of Merit from the Texas Economic Development Council

BACKGROUND/DISCUSSION:

At the Texas Economic Development Council (TEDC) State Conference in Fort Worth TX, the City of Saginaw was nominated and presented a Community Economic Development Award of Merit for outstanding achievement in Community Economic Development. The awards were presented at the TEDC's 2021 Annual Conference on Thursday, October 14, 2021.

The Community Economic Development Award program recognizes exceptional contributions of TEDC member cities toward the economic vitality of their communities and the state of Texas through creativity, leadership, and partnership in the achievement of business retention, business recruitment and community improvement.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

NA

ATTACHMENTS:

Description
Council Communique



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

333 W. McLeroy Blvd., Saginaw, Texas 76179

Phone: 817.230.0331 ~ Email: krinehart@saginawtx.org

Council Agenda Background

To: Gabe Reaume, City Manager

From: Keith C. Rinehart, Director of Community & Economic Development

Date: City Council Meeting – November 16, 2021

ITEM:

Presentation of 2021 Economic Development Award of Merit from the Texas Economic Development Council

PRESENTER:

Gabe Reaume, City Manager

DISCUSSION:

At the Texas Economic Development Council (TEDC) State Conference in Fort Worth TX, the City of Saginaw was nominated and presented a Community Economic Development Award of Merit for outstanding achievement in Community Economic Development. The awards were presented at the TEDC's 2021 Annual Conference on Thursday, October 14, 2021.

The Community Economic Development Award program recognizes exceptional contributions of TEDC member cities toward the economic vitality of their communities and the state of Texas through creativity, leadership, and partnership in the achievement of business retention, business recruitment and community improvement.

FINANCIAL IMPACT:

NA

RECOMMENDATION

NA

ATTACHMENTS:

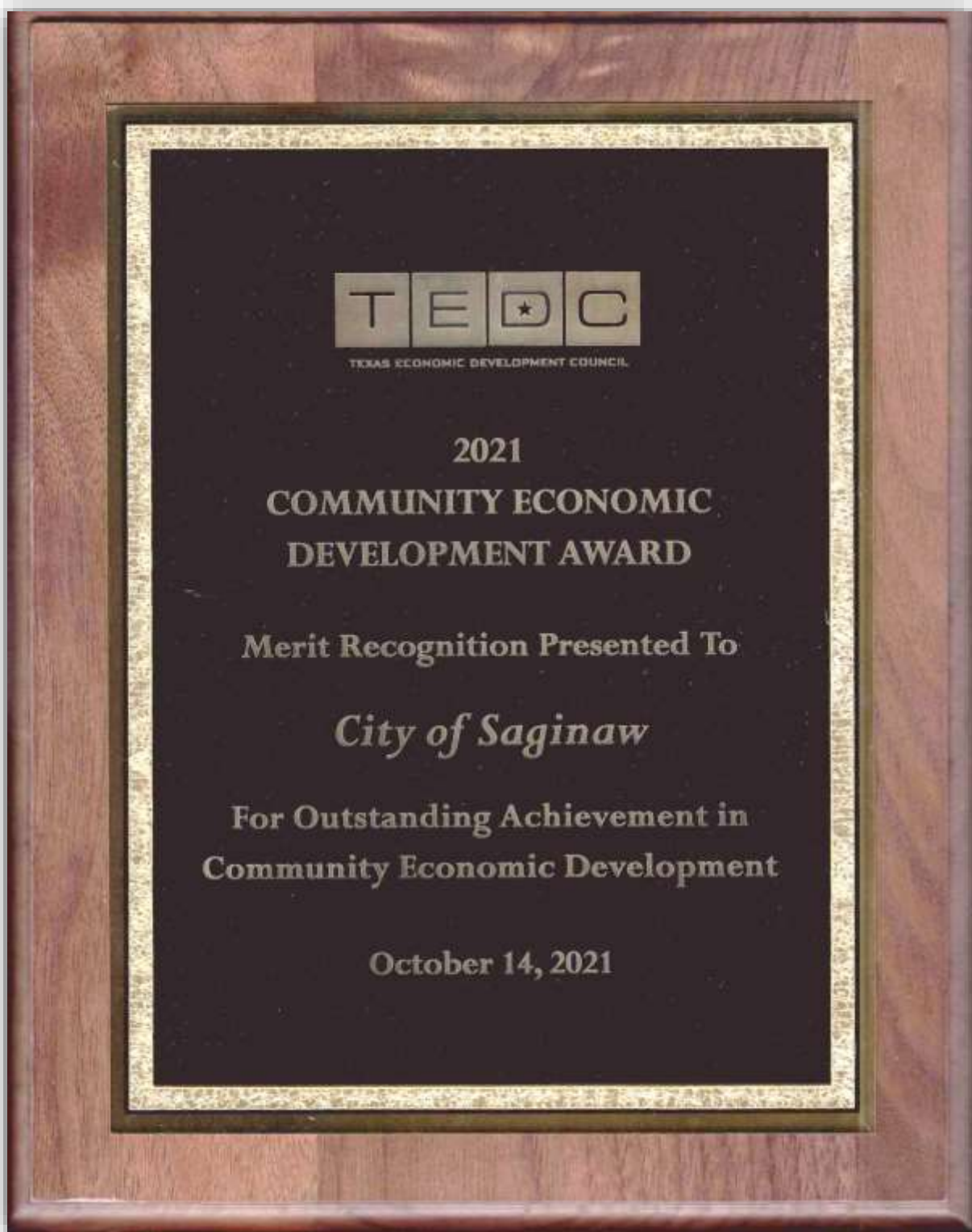
NA

If you have any questions, please contact me at 817-230-0331.

Thank you,

A handwritten signature in black ink, appearing to read "Keith C. Rinehart". The signature is written in a cursive, flowing style.

Keith C. Rinehart, Director of Community & Economic Development





City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Rick Trice, P.E.
Director of Public Works

Agenda Items: (6)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

PUBLIC HEARING - Consideration and Action for a Request to Amend a Portion of The Planned Development for Beltmill That Was Approved By City Council on April 20, 2021, Revising the Development Standards and Development Plan for Tracts 2 and 3 Comprising Approximately 45.069 Acres Out of the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road (Ordinance No. 2021-25)

BACKGROUND/DISCUSSION:

Applicant/Owner: Beltmill Saginaw, LLC

Engineer: McAdams, Doug Powell

Existing Zoning: Tract 2 (PD SFA), Tract 3 (PD MF2)

Proposed Zoning: Tract 2 (PD SFA), Tract 3A (PD/MF2), Tract 3B (PD/MF2)

Background

On April 20, 2021, the City Council approved the Planned Development (PD) for the Beltmill development. The Development Plan approved in the PD included Tracts 2 and 3 proposing PD Single Family Attached and PD Multi-Family (MF-2).

On November 17, 2020, City Council adopted a Development Agreement outlining required architectural requirements for Beltmill.

The proposed amendment will revise Tract 2 and 3 from the adopted PD to three tracts, Tract 2, Tract 3A and Tract 3B. Tract 3B will remain unchanged regarding the Development Standards adopted under Ordinance 2021-10.

Tract 2 and 3A provides for 2 options within the Development Standards at the developer's discretion.

Option 1 under Tract 2 and 3A are unchanged from the standards provided in Ordinance 2021-10.

Option 2 for both Tract 2 and 3A provide for a single family detached product with minimum lot sizes of 100' by 200' and a maximum density of 11 dwelling units per acre.

A spreadsheet is attached to highlight the proposed variances from City Zoning requirements.

The Planning and Zoning Commission considered the item at its November 9, 2021 meeting and unanimously recommended approval of the PD Amendment to City Council.

FINANCIAL IMPACT:

N.A.

RECOMMENDATION:

It is recommended that the City Council adopt ordinance 2021-23 approving the Amendment to the PD for Beltnill Revising the Development Standards and Development Plan for Tracts 2 and 3 as described.

ATTACHMENTS:

Description

Draft Ordinance 2021-25

Ordinance 2021-25 Exhibits "A" and "B"

Ordinance 2020-25 Exhibit "C" Development Plan

P&Z Packet for Beltnill 11-9-21

P&Z Minutes 11-9-21

ORDINANCE NO. 2021- 25

AN ORDINANCE AMENDING BELTMILL PLANNED DEVELOPMENT DISTRICT; PROVIDING DEVELOPMENT STANDARDS AND DEVELOPMENT PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council held a public hearing on April 20, 2021 establishing the Beltmill Planned Development District pursuant to Ordinance No. 2021-10 on approximately 116 acres of land out of Abstract 1497, Tracts 3A, 3D AND 3G3, Benjamin Thomas Survey, located north of Bailey-Boswell Road, east of Business 287 and west of Wagley Robertson Road; and

WHEREAS, the City has received an application to amend the Planned Development District on approximately 45.069 acres out of Beltmill and previously identified as Tracts 2 and 3 to be amended as “Tracts 2, 3A and 3B;” and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on November 9, 2021 and the City Council of the City of Saginaw, Texas held a public hearing on November 16, 2021, with respect to the proposed Planned Development District as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural

requirements for the rezoning of the property; and

WHEREAS, the City Council finds that the requested Planned Development District as outlined herein is in the best interest of the City of Saginaw and will promote the health, safety and general welfare of the citizens of the City of Saginaw and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1.

Ordinance No. 2021-10 is hereby amended with respect to the following property:

Tract 2, described as approximately 7.046 acres of land situated situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, as more particularly described on Exhibit "A" attached hereto; and,

Tract 3A, described as approximately 11.486 acres of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, as more particularly described on Exhibit "A" attached hereto; and,

Tract 3B described as approximately 26.537 acres of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land

described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly on Exhibit "A" attached hereto.

Ordinance No. 2021-10 shall remain unmodified with respect to the remainder of the property described in said ordinance establishing the Beltmill Planned Development District.

SECTION 2.

The use of Tracts 2, 3A and 3B shall be subject to the development restrictions, terms and conditions set forth in Exhibit "B" attached hereto, as well as the Development Plan attached hereto as Exhibit "C."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall

be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

PASSED AND APPROVED ON THIS 16th DAY OF NOVEMBER, 2021.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

DRAFT

EXHIBIT "A"

DRAFT

EXHIBIT “A”

ZONING DESCRIPTION TRACT 2

LEGAL DESCRIPTION

7.046 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;
THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423

acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" E, 1,473.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" E, 743.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 747.49 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the right having a radius of 186.50 feet, a central angle of 07°41'53" and an arc length of 25.06 feet whose chord bears S 22°41'46" E, 25.04 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 18°50'50" E, 43.92 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 215.00 feet, a central angle of 12°02'35" and an arc length of 45.09 feet whose chord bears S 24°52'08" E, 45.11 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 30°53'25" E, 15.99 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 850.00 feet, a central angle of 11°51'50" and an arc length of 176.01 feet whose chord bears S 36°49'20" E, 175.69 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 571.88 feet to the POINT OF BEGINNING and containing approximately 7.046 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 3A

LEGAL DESCRIPTION

11.486 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" W, 635.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" W, 838.89 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS), from which a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract bears N 36°58'20" W, 743.0 feet;

THENCE N 53°01'40" E, 571.88 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 29°28'55" and an arc length of 442.32 feet whose chord bears S 57°39'43" E, 437.35 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 536.63 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 405.00 feet to the **POINT OF BEGINNING** and containing approximately 11.486 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 06/16/2021

ZONING DESCRIPTION TRACT 3B

LEGAL DESCRIPTION

26.537 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" W, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" W, 344.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS), from which a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract bears N 36°58'20" W, 1,581.89 feet;

THENCE N 53°01'40" E, 405.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 536.63 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 17°36'59" and an arc length of 261.35 feet whose chord bears S 81°22'41" E, 260.32 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 89°48'50" E, 639.72 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 630.00 feet, a central angle of 45°31'15" and an arc length of 500.53 feet whose chord bears S 67°25'33" E, 487.47 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 43°47'05" W, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 48°43'50" W, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 476.61 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 89°48'50" W, 1,065.98 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 125.20 feet to the **POINT OF BEGINNING** and containing approximately 26.537 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 06/16/2021

EXHIBIT “B”

TRACT 2 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 2

TOWNHOMES – (SFA)

Tract 2 may be developed according to Option 1 or Option 2, at the developer’s discretion. Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.

Option 1

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Single Family Attached (SFA) zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 2-1.

Table 2-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Townhomes	10 ft rear entry 20 ft front entry	0 ⁽¹⁾	10 ft	10 ft building 20 ft garage

Notes:

1. Minimum 5’ adjacent to an alley.
2. *Single Family Attached Lots.* The minimum size of lots shall be 1,900 sf with a minimum width of 24 ft and minimum depth of 80 ft.

Option 2

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), etc. which pertain to a lot of record shall be as outlined in Table 2-2.

Table 2.2 – Development Standards

Minimum Lot Area	1,800 Sq Ft of lot area per home
------------------	----------------------------------

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Front Yard	20'
Minimum Lot Side Yard	10', 15' if adjacent to a street
Minimum Lot Rear Yard	10', 20' if abutting a SF District
Maximum Lot Coverage (Buildings/Structures)	65%
Maximum Building Height	25' - 1 Story
Maximum Density	11 Dwelling Units per Acre

A. Site Requirements:

1. The requirements regulating the development of individual homes within the neighborhood shall be governed by the standards established in Table 2.3 below and Exhibit __ (Villa Detail Plan).

Table 2.3 Site Standards

Minimum Distance Btwn Buildings	10 ft ¹
Minimum Masonry Content	Per Development Agreement
Minimum Roof Pitch	4:12
Minimum Parking	
1 Bedroom Home	1.5 Spaces/Home
2 Bedroom Home	2.0 Spaces/Home
Minimum Floor Area per Home	
1 Bedroom Home	650 Sq Ft
2 Bedroom Home	1,000 Sq Ft

Notes:

1. If the adjacent homes are fire sprinklered in accordance with NFPA 13D standards (or most recent), the minimum distance between buildings may be 8'.

- B. Fenced Rear Yards:** Each home shall provide a private, fenced rear yard. Artificial turf may be permitted to be used in the rear yard if material specifications and maintenance program is provided for review, consideration, and approval by the City prior to installation. All rear yard fencing shall be a minimum 6' tall with no openings.

C. Neighborhood Standards

1. Site Features

- (a) Open Space: A minimum fifteen (15) percent of site, excluding any area being dedicated for public right-of-way, shall be used as open space, as depicted on the Development Plan.
- (b) Amenity Center: An amenity center shall be provided for residents of the Beltmill Villas neighborhood (Tract 2 and 3A Option 2). The amenity center shall include, at a minimum, a swimming pool, restrooms, and an enclosed club house and fitness area. Additionally, a mail kiosk shall be incorporated into the design of the amenity center or adjoining buildings.
- (c) Neighborhood Walking Trail: A minimum 5' wide, concrete walking trail shall be built in general accordance with the configuration shown on the Development Plan.
- (d) Sidewalks: Each home shall have access to the parking areas via a minimum 4' wide, concrete sidewalk. The specific location of said sidewalks shall be determined at the time of construction.
- (e) Perimeter Screening and Buffers: A minimum 6' tall, masonry screening wall shall generally be provided along the perimeter of the neighborhood.
- (f) Dumpster Screening: Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened per the city's standards. Screening enclosures shall be visually and aesthetically compatible with the overall project
- (g) Utilities and Equipment Screening: Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be of a color matching the building or an accent color.

2. Garages and Carports

- (a) Detached garages are permitted within the neighborhood. Said garages shall count towards the minimum parking requirements established in Table B above as long as a standard sized parking space remains unobstructed within the garage.
- (b) The architecture of the garages shall be compatible with the home architecture.
- (c) No garage door shall face a public street.
- (d) Carports are permitted within the neighborhood.

TRACT 3A – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3A

MULTI-FAMILY (MF-2)

Tract 3A may be developed according to Option 1 or Option 2, at the developer's discretion. Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.

Option 1

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Multi-Family 2 (MF2) zoning district in the City of Saginaw Zoning Ordinance except as indicated below. One third of the Urban Residential units shall be age restricted.

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 3-1.

Table 3-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Urban Residential	10 ft	20 ft	10 ft	25 ft

2. *Unit Size.* The minimum size of studio units is 575 square feet and one bed room units is 620 square feet in size.
3. *“Studio Unit or Apartment”* - a living unit comprised of a single large room with attached kitchen or kitchenette, and a separate bathroom.

Option 2

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), etc. which pertain to a lot of record shall be as outlined in Table 3-2.

Table 3.2 – Development Standards

Minimum Lot Area	1,800 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Front Yard	20'
Minimum Lot Side Yard	10', 15' if adjacent to a street
Minimum Lot Rear Yard	10', 20' if abutting a SF District
Maximum Lot Coverage (Buildings/Structures)	65%
Maximum Building Height	25' - 1 Story
Maximum Density	11 Dwelling Units per Acre

A. Site Requirements:

2. The requirements regulating the development of individual homes within the neighborhood shall be governed by the standards established in Table 3.3 below and Exhibit __ (Villa Detail Plan).

Table 3.3 Site Standards

Minimum Distance Btwn Buildings	10 ft ¹
Minimum Masonry Content	Per Development Agreement
Minimum Roof Pitch	4:12
Minimum Parking	
1 Bedroom Home	1.5 Spaces/Home
2 Bedroom Home	2.0 Spaces/Home
Minimum Floor Area per Home	
1 Bedroom Home	650 Sq Ft
2 Bedroom Home	1,000 Sq Ft

Notes:

2. If the adjacent homes are fire sprinklered in accordance with NFPA 13D standards (or most recent), the minimum distance between buildings may be 8'.

- B. Fenced Rear Yards:** Each home shall provide a private, fenced rear yard. Artificial turf may be permitted to be used in the rear yard if material specifications and maintenance program is provided for review, consideration, and approval by the City prior to installation. All rear yard fencing shall be a minimum 6' tall with no openings.

C. Neighborhood Standards

1. Site Features
 - (a) Open Space: A minimum fifteen (15) percent of site, excluding any area being dedicated for public right-of-way, shall be used as open space, as depicted on the Development Plan.
 - (b) Amenity Center: An amenity center shall be provided for residents of the Beltnill Villas neighborhood. The amenity center shall include, at a minimum, a swimming pool, restrooms, and an enclosed club house and fitness area. Additionally, a mail kiosk shall be incorporated into the design of the amenity center or adjoining buildings.
 - (c) Neighborhood Walking Trail: A minimum 5' wide, concrete walking trail shall be built in general accordance with the configuration shown on the Development Plan.
 - (d) Sidewalks: Each home shall have access to the parking areas via a minimum 4' wide, concrete sidewalk. The specific location of said sidewalks shall be determined at the time of construction.
 - (e) Perimeter Screening and Buffers: A minimum 6' tall, masonry screening wall shall generally be provided along the perimeter of the neighborhood.
 - (f) Dumpster Screening: Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened per the city's standards. Screening enclosures shall be visually and aesthetically compatible with the overall project

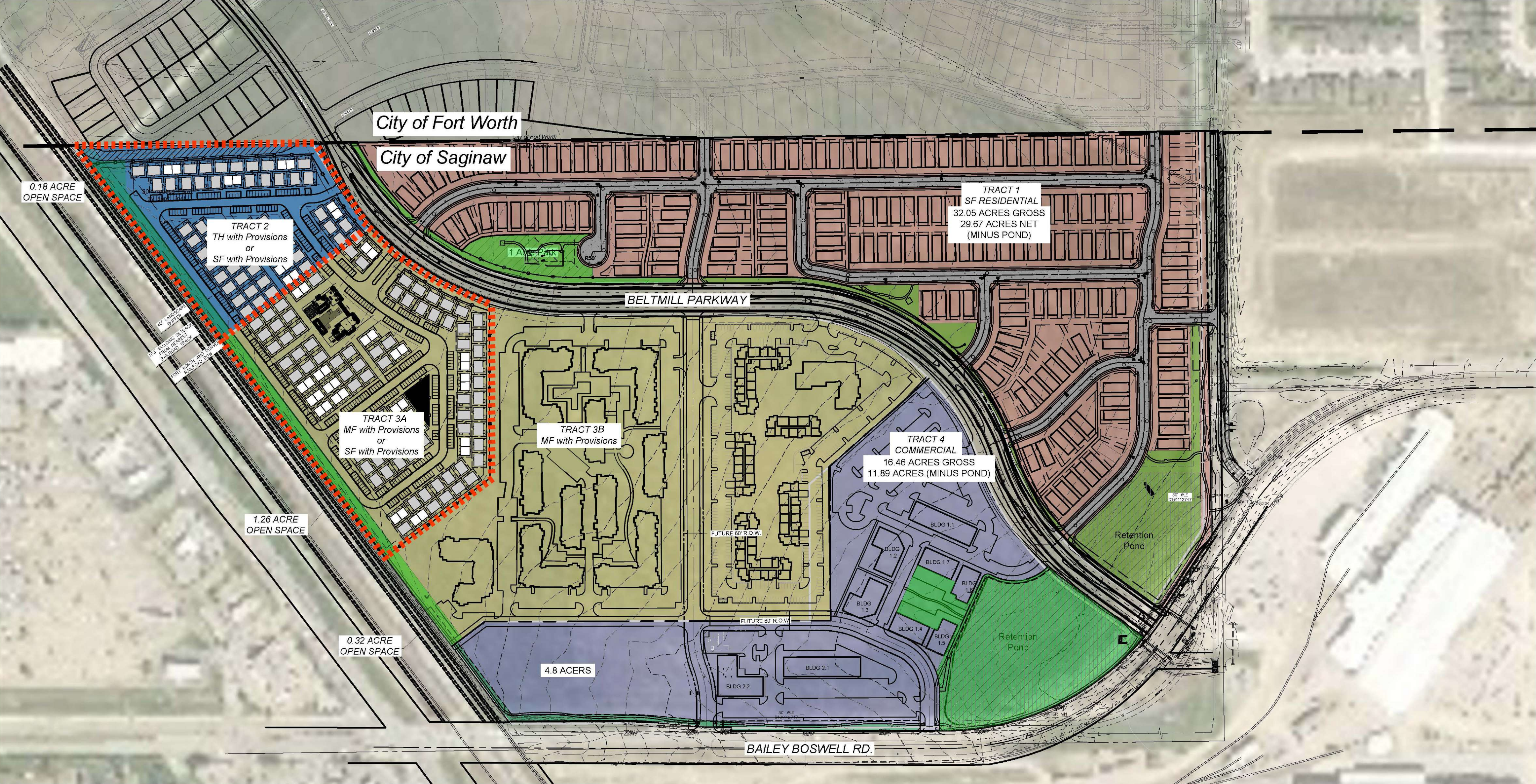
- (g) Utilities and Equipment Screening: Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be of a color matching the building or an accent color.
- 2. Garages and Carports
 - (a) Detached garages are permitted within the neighborhood. Said garages shall count towards the minimum parking requirements established in Table B above as long as a standard sized parking space remains unobstructed within the garage.
 - (b) The architecture of the garages shall be compatible with the home architecture.
 - (c) No garage door shall face a public street.
 - (d) Carports are permitted within the neighborhood.

TRACT 3B – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3B

MULTI-FAMILY (MF-2)

Tract 3B will be developed according to the Development Standards approved in Ordinance 2021-10 Tract 3 Multi-Family (MF3). Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.



Beltmill Development Plan		
Proposed Use	Single-Family	Multi-Family
LOT Area	1,800 Sq Ft.	N/A
Pad Size	N/A	N/A
Number of Units	188	637
Tract Size (Acres)	18.532	38.02
Building Square Footage	N/A	N/A
Open Space (Acers)	1.59 AC.	2.318 AC.



DATE: November 9, 2021 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director of Public Works

A handwritten signature in black ink, appearing to read "Rick Trice", is placed to the right of the "FROM:" line.

SUBJECT: PUBLIC HEARING - Consideration and Action for a Request to Amend a Portion of The Planned Development for Beltmill That Was Approved By City Council on April 20, 2021, Revising the Development Standards and Development Plan for Tracts 2 and 3 Comprising Approximately 45.069 Acres Out of the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road

Planned Development Amendment – Beltmill

Applicant/Owner: Beltmill Saginaw, LLC

Engineer: McAdams, Doug Powell

Existing Zoning: Tract 2 (PD SFA), Tract 3 (PD MF2)

Proposed Zoning: Tract 2 (PD SFA), Tract 3A (PD/MF2), Tract 3B (PD/MF2)

Background

On April 20, 2021, the City Council approved the Planned Development (PD) for the Beltmill development. The Development Plan approved in the PD included Tracts 2 and 3 proposing PD Single Family Attached and PD Multi-Family (MF-2).

On November 17, 2020, City Council adopted a Development Agreement outlining required architectural requirements for Beltmill.

The proposed amendment will revise Tract 2 and 3 from the adopted PD to three tracts, Tract 2, Tract 3A and Tract 3B. Tract 3B will remain unchanged regarding the Development Standards adopted under Ordinance 2021-10.

Tract 2 and 3A provides for 2 options within the Development Standards at the developer's discretion.

Option 1 under Tract 2 and 3A are unchanged from the standards provided in Ordinance 2021-10.

Option 2 for both Tract 2 and 3A provide for a single family detached product with minimum lot sizes of 100' by 200' and a maximum density of 11 dwelling units per acre.

I have provided a spreadsheet to highlight the proposed variances from City Zoning requirements.

If you have any questions, please let me know.

Rick Trice, P.E.
Director of Public Works

Attachment

Beltsmill PD Amendent Tract 2 Comparison

Single Family Attached Standards (SFA) Tract 2 - Townhomes Option 1 Tract 2 - Townhomes Option 2

Minimum Lot Area	2500 s.f. per attached D.U.	1900 s.f.	1800 s.f. per attached D.U.
Minimum Lot Width	25 ft.	24 ft.	100
Minimum Lot Depth	90 ft.	80 ft.	200
Minimum Front Yard	20 ft.	20 ft. front entry	20
		10 ft. rear entry	
Minimum Side Yard	10 ft. for end units	0 ft./ 5 ft. adjacent to alley	10 ft./15 ft. adjacent to street
Minimum Rear Yard	10 ft. - front entry	10 ft. building	10 ft./20 ft. if abutting a SF district
	20 ft. - rear entry	20 ft. garage	
Maximum Lot Coverage	80%, however, no more than 60% of the aggregate area of all lots contained in the same contiguous SFA district shall be covered with structures. Also a single structure of attached single family units shall contain no more than six dwelling units or exceed 150 feet in length.		65%
Maximum Building Height	36 ft. or 2 1/2 stories		25 ft./1 story
Minimum Floor Area	800 s.f. living area per unit 600 s.f. ground floor		
Maximum Density			11 D.U. per acre

Beltmill PD Amendment Tract 3A Comparison

Multi-Family (MF2)		Tract 3 - Multi-Family (MF2)		Tract 3 - Multi-Family (MF2)	
		Urban Residential		Option 2	
Minimum Lot Area	1800 s.f. of lot area per D.U. located on 1 acre	1900 s.f.		1800 s.f. of lot area per home	
Minimum Lot Width	25 ft.	24 ft.		100 ft.	
Minimum Lot Depth	90 ft.	80 ft.		200 ft.	
Minimum Front Yard	25 ft.	10 ft.		20 ft.	
Minimum Side Yard	20 ft.	20 ft.		10 ft./15 ft. adjacent to street	
Minimum Rear Yard	25 ft.	25		10 ft./20 ft. abutting a SF district	
Maximum Lot Coverage	65%			65%	
Maximum Building Height	45 ft. or 3 stories			25 ft. - 1 story	
Minimum Floor Area	650 s.f. - 1 bedroom	575 s.f. - studio		650 s.f. - 1 bedroom home	
	900 s.f. - 2 bedroom	620 s.f. - 1 bedroom		1000 s.f. - 2 bedroom home	
	1000 s.f. - 3 bedroom				
Maximum Density	24 D.U. per acre			11 D.U. per acre	
Minimum Distance Between Buildings	40 ft.			10 ft. unless sprinklered in accordance with NFPA standards then 8 ft.	
	10 ft. provided all facing walls of the adjacent buildings contain no door or window openings.				
Corner Yard		10 ft.			
Masonry Content				per development agreement	
Minimum roof pitch				4:12	
Minimum parking				1.5 spaces per 1 - bedroom home	
				2 spaces per 2 - bedroom home	

ZONING DESCRIPTION TRACT 2

LEGAL DESCRIPTION

7.046 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;
THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" E, 1,473.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" E, 743.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 747.49 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the right having a radius of 186.50 feet, a central angle of 07°41'53" and an arc length of 25.06 feet whose chord bears S 22°41'46" E, 25.04 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 18°50'50" E, 43.92 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 215.00 feet, a central angle of 12°02'35" and an arc length of 45.09 feet whose chord bears S 24°52'08" E, 45.11 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 30°53'25" E, 15.99 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 850.00 feet, a central angle of 11°51'50" and an arc length of 176.01 feet whose chord bears S 36°49'20" E, 175.69 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 571.88 feet to the POINT OF BEGINNING and containing approximately 7.046 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 3A

LEGAL DESCRIPTION

11.486 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" W, 635.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" W, 838.89 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS), from which a 1/2" capped rebar found (PELOTON) at the southwest corner of the aforementioned 241.626 acre tract bears N 36°58'20" W, 743.0 feet;

THENCE N 53°01'40" E, 571.88 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 29°28'55" and an arc length of 442.32 feet whose chord bears S 57°39'43" E, 437.35 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 536.63 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 405.00 feet to the **POINT OF BEGINNING** and containing approximately 11.486 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078

06/16/2021

ZONING DESCRIPTION TRACT 3B

LEGAL DESCRIPTION

26.537 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "4" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" W, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" W, 344.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS), from which a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract bears N 36°58'20" W, 1,581.89 feet;

THENCE N 53°01'40" E, 405.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 536.63 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 17°36'59" and an arc length of 261.35 feet whose chord bears S 81°22'41" E, 260.32 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 89°48'50" E, 639.72 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 630.00 feet, a central angle of 45°31'15" and an arc length of 500.53 feet whose chord bears S 67°25'33" E, 487.47 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 43°47'05" W, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 48°43'50" W, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 476.61 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 89°48'50" W, 1,065.98 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 125.20 feet to the **POINT OF BEGINNING** and containing approximately 26.537 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078

06/16/2021

TRACT 2 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 2

TOWNHOMES – (SFA)

Tract 2 may be developed according to Option 1 or Option 2, at the developer's discretion. Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.

Option 1

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Single Family Attached (SFA) zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 2-1.

Table 2-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Townhomes	10 ft rear entry 20 ft front entry	0' ¹	10 ft	10 ft building 20 ft garage

Notes:

1. Minimum 5' adjacent to an alley.
2. *Single Family Attached Lots.* The minimum size of lots shall be 1,900 sf with a minimum width of 24 ft and minimum depth of 80 ft.

Option 2

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), etc. which pertain to a lot of record shall be as outlined in Table 2-2.

Table 2.2 – Development Standards

Minimum Lot Area	1,800 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Front Yard	20'
Minimum Lot Side Yard	10', 15' if adjacent to a street

Minimum Lot Rear Yard	10', 20' if abutting a SF District
Maximum Lot Coverage (Buildings/Structures)	65%
Maximum Building Height	25' - 1 Story
Maximum Density	11 Dwelling Units per Acre

A. Site Requirements:

1. The requirements regulating the development of individual homes within the neighborhood shall be governed by the standards established in Table 2.3 below and Exhibit __ (Villa Detail Plan).

Table 2.3 Site Standards

Minimum Distance Btwn Buildings	10 ft ¹
Minimum Masonry Content	Per Development Agreement
Minimum Roof Pitch	4:12
Minimum Parking	
1 Bedroom Home	1.5 Spaces/Home
2 Bedroom Home	2.0 Spaces/Home
Minimum Floor Area per Home	
1 Bedroom Home	650 Sq Ft
2 Bedroom Home	1,000 Sq Ft

Notes:

1. If the adjacent homes are fire sprinklered in accordance with NFPA 13D standards (or most recent), the minimum distance between buildings may be 8'.

- B. Fenced Rear Yards:** Each home shall provide a private, fenced rear yard. Artificial turf may be permitted to be used in the rear yard if material specifications and maintenance program is provided for review, consideration, and approval by the City prior to installation. All rear yard fencing shall be a minimum 6' tall with no openings.

C. Neighborhood Standards

1. Site Features

- (a) **Open Space:** A minimum fifteen (15) percent of site, excluding any area being dedicated for public right-of-way, shall be used as open space, as depicted on the Development Plan.
- (b) **Amenity Center:** An amenity center shall be provided for residents of the Beltnill Villas neighborhood (Tract 2 and 3A Option 2). The amenity center shall include, at a minimum, a swimming pool, restrooms, and an enclosed club house and fitness area. Additionally, a mail kiosk shall be incorporated into the design of the amenity center or adjoining buildings.
- (c) **Neighborhood Walking Trail:** A minimum 5' wide, concrete walking trail shall be built in general accordance with the configuration shown on the Development Plan.
- (d) **Sidewalks:** Each home shall have access to the parking areas via a minimum 4' wide, concrete sidewalk. The specific location of said sidewalks shall be determined at the time of construction.
- (e) **Perimeter Screening and Buffers:** A minimum 6' tall, masonry screening wall shall generally be provided along the perimeter of the neighborhood.
- (f) **Dumpster Screening:** Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened per the city's standards. Screening enclosures shall be visually and aesthetically compatible with the overall project.
- (g) **Utilities and Equipment Screening:** Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be of a color matching the building or an accent color.

2. Garages and Carports

- (a) **Detached garages** are permitted within the neighborhood. Said garages shall count towards the minimum parking requirements established in Table B above as long as a standard sized parking space remains unobstructed within the garage.
- (b) **The architecture of the garages** shall be compatible with the home architecture.
- (c) **No garage door** shall face a public street.
- (d) **Carports** are permitted within the neighborhood.

TRACT 3A – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3A

MULTI-FAMILY (MF-2)

Tract 3A may be developed according to Option 1 or Option 2, at the developer's discretion. Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.

Option 1

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Multi-Family 2 (MF2) zoning district in the City of Saginaw Zoning Ordinance except as indicated below. One third of the Urban Residential units shall be age restricted.

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 3-1.

Table 3-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Urban Residential	10 ft	20 ft	10 ft	25 ft

2. *Unit Size.* The minimum size of studio units is 575 square feet and one bed room units is 620 square feet in size.
3. *"Studio Unit or Apartment"* - a living unit comprised of a single large room with attached kitchen or kitchenette, and a separate bathroom.

Option 2

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), etc. which pertain to a lot of record shall be as outlined in Table 3-2.

Table 3.2 – Development Standards

Minimum Lot Area	1,800 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Front Yard	20'
Minimum Lot Side Yard	10', 15' if adjacent to a street
Minimum Lot Rear Yard	10', 20' if abutting a SF District
Maximum Lot Coverage (Buildings/Structures)	65%
Maximum Building Height	25' - 1 Story
Maximum Density	11 Dwelling Units per Acre

A. Site Requirements:

2. The requirements regulating the development of individual homes within the neighborhood shall be governed by the standards established in Table 3.3 below and Exhibit __ (Villa Detail Plan).

Table 3.3 Site Standards

Minimum Distance Btwn Buildings	10 ft ¹
Minimum Masonry Content	Per Development Agreement
Minimum Roof Pitch	4:12
Minimum Parking	
1 Bedroom Home	1.5 Spaces/Home
2 Bedroom Home	2.0 Spaces/Home
Minimum Floor Area per Home	
1 Bedroom Home	650 Sq Ft
2 Bedroom Home	1,000 Sq Ft

Notes:

2. If the adjacent homes are fire sprinklered in accordance with NFPA 13D standards (or most recent), the minimum distance between buildings may be 8'.

- B. Fenced Rear Yards:** Each home shall provide a private, fenced rear yard. Artificial turf may be permitted to be used in the rear yard if material specifications and maintenance program is provided for review, consideration, and approval by the City prior to installation. All rear yard fencing shall be a minimum 6' tall with no openings.

C. Neighborhood Standards

1. Site Features

- (a) **Open Space:** A minimum fifteen (15) percent of site, excluding any area being dedicated for public right-of-way, shall be used as open space, as depicted on the Development Plan.
- (b) **Amenity Center:** An amenity center shall be provided for residents of the Belmill Villas neighborhood. The amenity center shall include, at a minimum, a swimming pool, restrooms, and an enclosed club house and fitness area. Additionally, a mail kiosk shall be incorporated into the design of the amenity center or adjoining buildings.
- (c) **Neighborhood Walking Trail:** A minimum 5' wide, concrete walking trail shall be built in general accordance with the configuration shown on the Development Plan.
- (d) **Sidewalks:** Each home shall have access to the parking areas via a minimum 4' wide, concrete sidewalk. The specific location of said sidewalks shall be determined at the time of construction.
- (e) **Perimeter Screening and Buffers:** A minimum 6' tall, masonry screening wall shall generally be provided along the perimeter of the neighborhood.
- (f) **Dumpster Screening:** Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened per the city's standards. Screening enclosures shall be visually and aesthetically compatible with the overall project

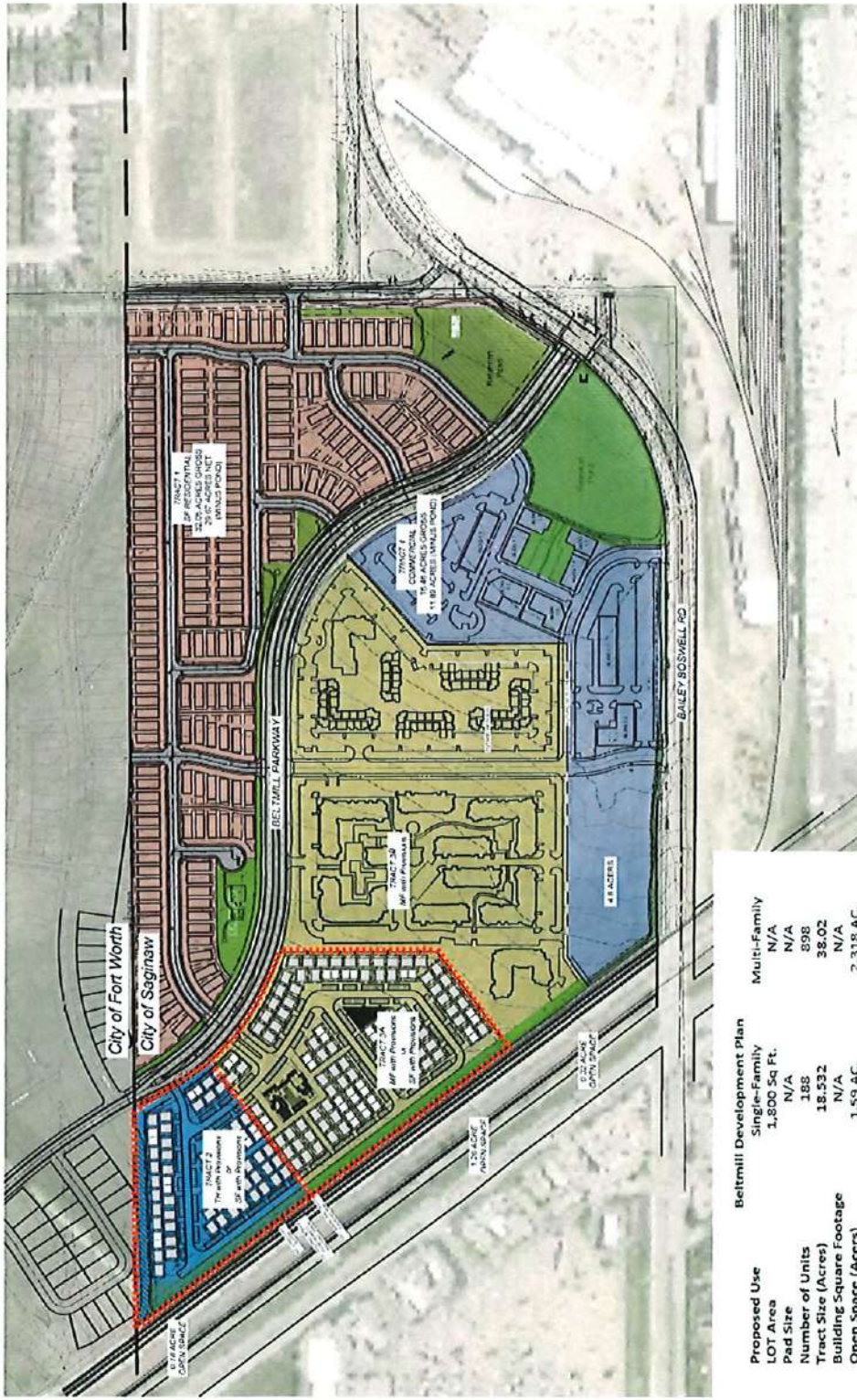
- (g) Utilities and Equipment Screening: Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be of a color matching the building or an accent color.
- 2. Garages and Carports
 - (a) Detached garages are permitted within the neighborhood. Said garages shall count towards the minimum parking requirements established in Table B above as long as a standard sized parking space remains unobstructed within the garage.
 - (b) The architecture of the garages shall be compatible with the home architecture.
 - (c) No garage door shall face a public street.
 - (d) Carports are permitted within the neighborhood.

TRACT 3B – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3B

MULTI-FAMILY (MF-2)

Tract 3B will be developed according to the Development Standards approved in Ordinance 2021-10 Tract 3 Multi-Family (MF3). Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.



Beltmill Development Plan			
Proposed Use	Single-Family	Multi-Family	
LOT Area	1,800 Sq Ft.	N/A	
Pad Size	N/A	N/A	
Number of Units	188	898	
Tract Size (Acres)	18.532	38.02	
Building Square Footage	N/A	N/A	
Open Space (Acers)	1.59 AC.	2.318 AC.	



MCADAMS
The Art of Planning

10000 West Loop South, Suite 100
Dallas, Texas 75243
Phone: 214.343.7000
Fax: 214.343.7001
www.mcadamsplanning.com

Development Plan
Beltmill

CITY OF SAGINAW
TARRANT COUNTY, TEXAS

Scale: 1" = 100'

North Arrow

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0047049
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
FTW - Legal Ads
Final Cost:
605.48
Payment Type:
Account Billed
User ID:
IPL0021071

ACCOUNT INFORMATION

CITY OF SAGINAW IP
PO BOX 79070
FORT WORTH, TX 76179-0070
817-232-4640
jengland@ci.saginaw.tx.us
CITY OF SAGINAW

TRANSACTION REPORT

Date
October 27, 2021 10:31:07 AM EDT
Amount:
605.48

SCHEDULE FOR AD NUMBER IPL00470490

October 28, 2021
Fort Worth Star-Telegram

PREVIEW FOR AD NUMBER IPL00470490**CITY OF SAGINAW
PUBLIC NOTICE**

Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on November 9, 2021 to consider an amendment to the Beltnill Planned Development District located north of Bailey Boswell Road and east of Saginaw Boulevard (Bus. 287) revising the development standards of Tracts 2 and 3 to Planned Development (SFA and MF2).

Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on November 16, 2021 to consider the above-mentioned request for a Planned Development and zoning change, contingent upon the receipt of a report from the Planning and Zoning Commission regarding the proposed development plan and zoning change.

Both meetings will be held in the City Hall Council Chambers, 333 West Mc-Leroy Blvd., Saginaw, Texas.

**FINAL ACTION IS TAKEN BY CITY
COUNCIL ON PUBLIC HEARING
CASES.**

Please direct any question regarding this matter to Rick Trice, P.E., Director of Public Works, 817-230-0500
W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)



City of Saginaw

205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

November 3, 2021

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: Consideration of a request to amend a portion of the Planned Development for Beltmill that was approved by City Council on April 20, 2021.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold Public Hearings on the 9th day of November, 2021 immediately following the Capital Improvements Advisory Committee meeting that begins at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold Public Hearings on the 16th day of November 2021 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Doug Powell, 111 Hillside Drive, Lewisville, Texas 75057 to amend a portion of the Planned Development for Beltmill that was approved by City Council on April 20, 2021, Revising the Development Standards and Development Plan for Tracts 2 and 3 Comprising approximately 45.069 acres out of the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas located north of East Bailey Boswell Road, east of Business 87 and west of Wagley Robertson Road.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

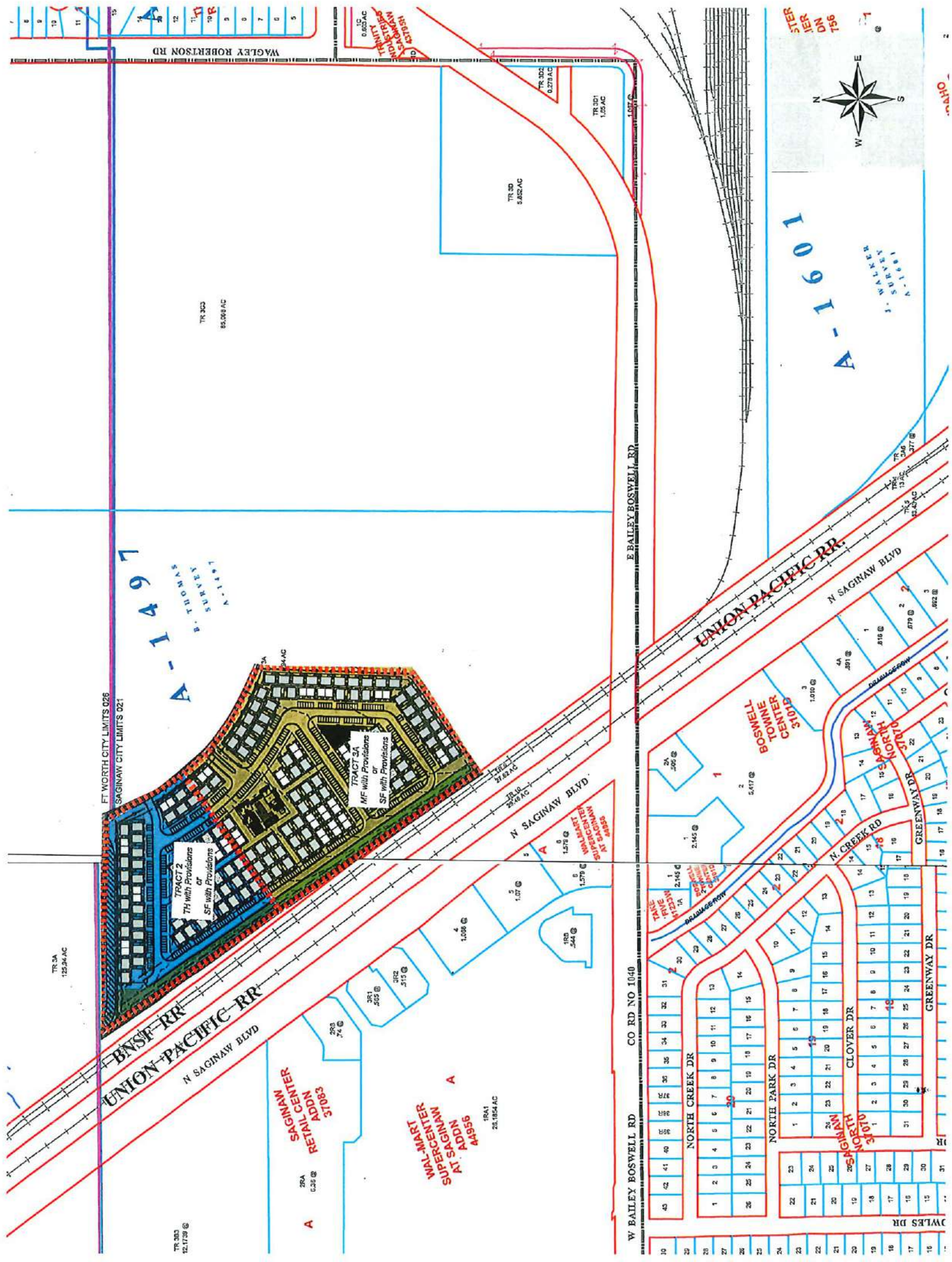
The enclosed map (highlighted area) shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is highlighted is the property to be considered. Also included is a concept plan for this development.

If you have any questions, you may call me at 817-230-0500 ext. 2441 or Rick Trice, Director of Public Works at ext. 2449.

Sincerely,

Mary Ragle
Planning Manager

Enclosures: Map of requested property and reply form.



REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

Planning & Zoning Commission Meeting on 11/09/2021 immediately following the Capital Improvements Advisory Committee meeting that begins at 6:00 p.m. and City Council Meeting on 11/16/2021 at 6 p.m. to consider a request for approval to amend a portion of the Planned Development, Beltnill, that was approved by City Council on April 20, 2021.

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments

Beltnill PD Amendent Tract 2 Comparison

Single Family Attached Standards (SFA) Tract 2 - Townhomes Option 1 Tract 2 - Townhomes Option 2

Minimum Lot Area	2500 s.f. per attached D.U.	1900 s.f.	1800 s.f. per attached D.U.
Minimum Lot Width	25 ft.	24 ft.	100
Minimum Lot Depth	90 ft.	80 ft.	200
Minimum Front Yard	20 ft.	20 ft. front entry	20
		10 ft. rear entry	
Minimum Side Yard	10 ft. for end units	0 ft./ 5 ft. adjacent to alley	10 ft./15 ft. adjacent to street
Minimum Rear Yard	10 ft. - front entry	10 ft. building	10 ft./20 ft. if abutting a SF district
	20 ft. - rear entry	20 ft. garage	
Maximum Lot Coverage	80%, however, no more than 60% of the aggregate area of all lots contained in the same contiguous SFA district shall be covered with structures. Also a single structure of attached single family units shall contain no more than six dwelling units or exceed 150 feet in length.		65%
Maximum Building Height	36 ft. or 2 1/2 stories		25 ft./1 story
Minimum Floor Area	800 s.f. living area per unit		
	600 s.f. ground floor		
Maximum Density			11 D.U. per acre

Beltmill PD Amendment Tract 3A Comparison

Multi-Family (MF2) Tract 3 - Multi-Family (MF2) Tract 3 - Multi-Family (MF2)

Option 2

	1800 s.f. of lot area per D.U. located on 1 acre	1900 s.f.	1800 s.f. of lot area per home
Minimum Lot Area	25 ft.	24 ft.	100 ft.
Minimum Lot Width	90 ft.	80 ft.	200 ft.
Minimum Front Yard	25 ft.	10 ft.	20 ft.
Minimum Side Yard	20 ft.	20 ft.	10 ft./15 ft. adjacent to street
Minimum Rear Yard	25 ft.	25	10 ft./20 ft. abutting a SF district
Maximum Lot Coverage	65%		65%
Maximum Building Height	45 ft. or 3 stories		25 ft. - 1 story
Minimum Floor Area	650 s.f. - 1 bedroom	575 s.f. - studio	650 s.f. - 1 bedroom home
	900 s.f. - 2 bedroom	620 s.f. - 1 bedroom	1000 s.f. - 2 bedroom home
	1000 s.f. - 3 bedroom		
Maximum Density	24 D.U. per acre		11 D.U. per acre
Minimum Distance Between Buildings	40 ft.		10 ft. unless sprinklered in accordance with NFPA standards then 8 ft.
	10 ft. provided all facing walls of the adjacent buildings contain no door or window openings.		
Corner Yard		10 ft.	
Masonry Content			per development agreement
Minimum roof pitch			4:12
Minimum parking			1.5 spaces per 1 - bedroom home
			2 spaces per 2 - bedroom home

**MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCCLEROY BOULEVARD
NOVEMBER 9, 2021**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Freddie Vasquez
Brack St. Clair
Jim Makens
Jack Rowe
Daniel Dewey
Doug Powell
Jon Julien
Don Allen

(1) Call to Order

Chairman Lewis called the meeting to order at 6:10 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Members Barngrover, Julien and Alternate Member Wooten.

(3) Audience participation

Chairman Lewis explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on October 12, 2021 were presented for approval. Alternate Member Wooten stated that he had made the motion to approve the October 12, 2021 minutes and not Member Barngrover. A motion was made by Alternate Member Wooten with a second by Member Barngrover to approve the minutes for September 14, 2021 with the correction noted. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere. Alternate Member Villarreal

(5) PZ 1121-01 PUBLIC HEARING

Consideration And Action For A Request To Amend A Portion Of The Planned Development, Beltmill That Was Approved By City Council On April 20, 2021, Revising Tracts 2 and 3 Comprising Approximately 45.069 Acres Out of the Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas Located North of East Bailey Boswell Rd, East of Business 387 and West of Wagley Robertson Road

Chairman Lewis opened the Public Hearing at 6:12 p.m.

DPW Trice reviewed the information in the members' packets and discussed the spread sheet showing a comparison between existing and proposed.

Doug Powell, Engineer for the project, showed a power point presentation that compared this revision with the original Beltmill PD. DPW Trice and Mr. Powell answered the members questions and addressed their concerns.

Chairman Lewis closed the Public Hearing at 6:24 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve the request to amend a portion of the Beltmill Planned Development, revising tracts 2 and 3.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere. Alternate Member Villarreal

(6) PZ 1121-02 PUBLIC HEARING

Consideration And Action Regarding A Text Amendment To The Code Of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending The Regulations For Article 8, Section 8-3 Subparagraph A.3, Pertaining to Patio Covers

Chairman Lewis opened the Public Hearing at 6:25 p.m.

DPW Trice briefly explained this request stating staff had received a request to consider an amendment to change the regulation for patio covers changing the maximum dimensions and Height. He answered the members questions and addressed their concerns.

There was a discussion regarding several items of concern including ground surface required, metal roofing, building materials, difference in attached to main structure and detached structures.

Chairman Lewis closed the Public Hearing at 6:45 p.m.

Discussion followed regarding requiring same building materials as the main structure. Attorney Hale advised that state legislature had been passed in 2019 that restricted cities from requiring certain building materials.

Brack St. Clair asked to speak to the Commission

Chairman Lewis opened the Public Hearing again at 6:45 p.m.

Brack St. Clair, 421 Creek Terrace, Saginaw, Texas 76131, explained to the Commission why he had made the request to amend the ordinance.

Chairman Lewis closed the Public Hearing at 6:49 p.m.

A motion was made by Alternate Member Wooten to recommend that the City Council approve the text amendment to the regulations for patio covers with a stipulation added that all building materials for the patio must match the existing structure.

Motion failed for lack of a second.

A motion was made by Vice Chairman Haney with a second by Member Julien to recommend that the City Council approve the amendment to the Zoning Ordinance No. 2002-04, Article 8, Section 8-3 Subparagraph A.3, pertaining to patio covers as presented. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Julien

Against: Alternate Member Wooten

Absent Member LaBruyere. Alternate Member Villarreal

(7) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Update Commission of City Council Action on Previous Cases

DPW Trice reviewed several of the current projects under construction in the City.

(8) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item,

when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held

(9) Adjournment

Motion was made by Vice Chairman Haney with a second by Member Barngrover to adjourn the meeting. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere. Alternate Member Villarreal

Chairman Lewis declared the meeting of November 9, 2021 closed at 6:55 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Gabe Reaume
City Manager

Agenda Items: (7)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:

Consideration and Action regarding Resolution No. 2021-27, Approval of the Beltnill Public Improvement District Preliminary Service and Assessment Plan

BACKGROUND/DISCUSSION:

Resolution No. 2021-27 approves the Beltnill Public Improvement District (PID) Preliminary Service and Assessment Plan (PSAP). See attached memo from SAMCO Capital explaining the PSAP.

FINANCIAL IMPACT:

See attached.

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description

Memo from SAMCO Capital

Resolution 2021-27

Resolution 2021-27 Exhibit A



Date: November 11, 2021

To: City Council
City of Saginaw, Texas

From: Mark McLiney
Andrew Friedman
SAMCO Capital Markets, Financial Advisor to the City

cc. Chris Settle
McCall Parkhurst and Horton, Bond Counsel to the City

RE: Beltmill Public Improvement District ("Beltmill PID")

As previously discussed, the Beltmill PID is a 115.432-acre development consisting of 196 single-family, 43.50-acre multi-family and 10.95-acre commercial improvements. The creation of the PID was approved by City Council on March 16, 2021, in accordance with the PID Act.

At the City Council meeting scheduled for November 16, 2021, City Council is being asked to approve the Cost Determination Resolution, calling a Public Hearing for December 7th to discuss the PID levy and assessment, approving the Preliminary Service and Assessment Plan ("PSAP") and the proposed assessment roll, and directing publication of Notice of the hearing. These items are statutorily required to allow for the Levying of the PID Assessments and approval of the Final Service and Assessment Plan which will occur at the City Council meeting on December 7, 2021. At the same meeting, the PID Reimbursement Agreement, allowing for the Developer to be reimbursed for qualified Public Improvements from the Assessments, will be considered for approval.

It is estimated that the Project Costs of Public Improvements will total approximately \$9,879,000, of which the Developer will be allowed to be reimbursed through PID Assessments of approximately \$7,232,000. Details of the expenditures and assessments are included in the PSAP. The Assessments will be borne by the property owner and will be paid annually, like their taxes, for the term of the PID. The assessments will add a Tax Rate Equivalent of \$0.28 to their existing taxes and will be collected by Tarrant County. The assessments cannot be more than the benefit that each property will gain from the improvements. Unlike taxes, the assessments can be paid up front by the property owner and if done, they will have no longer be liable for assessments.

It is important to remember, that the assessments are only paid by the people that live within the PID and not from any other taxpayers. Further, although all Public Improvements will be dedicated to the City, the City will have no financial obligation to pay for any of the construction (unless we request oversizing). No Taxes, Revenues or other funds of the City will be dedicated to this project and nothing that the City does will constitute any obligation. The City will be reimbursed for all costs including time of staff time and outside consultants by the Developer. FINALLY, THE PID WILL NOT HURT THE CITY'S BOND RATING.

RESOLUTION NO. 2021-27

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, APPROVING THE BELTMILL PUBLIC IMPROVEMENT DISTRICT PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLL; DIRECTING THE FILING OF SAID PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY; CALLING A PUBLIC HEARING TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE BELTMILL PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; PROVIDING AN EFFECTIVE DATE; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), authorizes the City Council (the “Council”) of the City of Saginaw, Texas (the “City”), to create a public improvement district within the City's corporate limits and extraterritorial jurisdiction; and

WHEREAS, on March 16, 2021, the Council approved Resolution No. R-2021-10, authorizing, establishing and creating the Beltmill Public Improvement District (the “District”); and

WHEREAS, the Council and City staff have been presented with the “Beltmill Public Improvement District Preliminary Service and Assessment Plan”, including the proposed assessment roll (the “Proposed Assessment Roll”) attached thereto (the “Preliminary SAP”), a copy of which is attached hereto as **Exhibit A** and incorporated herein for all purposes; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the “City Secretary”) and be subject to public inspection; and

WHEREAS, the Act requires (i) that a public hearing (the “Assessment Hearing”) be held to consider proposed assessments and (ii) the Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessments and published in a newspaper of general circulation in the City before the 10th day before the date of the Assessment Hearing; and

WHEREAS, the Council finds it to be in the public interest to (i) accept the Preliminary SAP and the Proposed Assessment Roll, (ii) establish a date and time for the Assessment Hearing and (iii) take such further action as required by the Act.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the Council and are incorporated into the body of this Resolution as

if fully set forth herein.

SECTION 2. The Preliminary SAP for the District, including the Proposed Assessment Roll, is hereby accepted.

SECTION 3. The Proposed Assessment Roll shall be filed with the City Secretary and the same shall be available for public inspection.

SECTION 4. A public hearing (the Assessment Hearing as defined above) shall be conducted during the regular meeting of the Council to be held on December 7, 2021 at 6:00 p.m., during which the Council shall, among other actions, hear and pass on any objections to the proposed assessments. Upon the adjournment of the Assessment Hearing, the Council may consider an ordinance approving the levy of assessments on certain benefitted property within the District.

SECTION 5. The City Secretary is hereby authorized and directed to (i) publish notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes (the “Notice”), in a newspaper of general circulation in the City, as required by Section 372.016(b) of the Act, and (ii) mail the Notice to owners of property liable for the assessments as set forth in the Proposed Assessment Roll, as required by Section 372.016(c) of the Act.

SECTION 6. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on November 16, 2021.

CITY OF SAGINAW

TODD FLIPPO, MAYOR

ATTEST:

JANICE ENGLAND, CITY SECRETARY

Exhibit A

**BELTMILL PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY SERVICE AND ASSESSMENT PLAN**

Exhibit B

CITY OF SAGINAW, TEXAS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Saginaw, Texas at 6:00 p.m. on December 7, 2021, at Saginaw City Hall Council Chambers, 6:00 p.m. at Saginaw City Hall, 333 West McLeroy Blvd, Saginaw, Texas 76179, The public hearing will be held to consider proposed assessments to be levied against certain assessable property within the Beltmill Public Improvement District (the “District”) pursuant to the provisions of Chapter 372 of the Texas Local Government, as amended (the “Act”).

The general nature of the proposed public improvements includes the design, acquisition, construction, and improvement of public improvement projects authorized by §372.003(b) of the Act that are necessary for the development of the property, which public improvements will include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (5) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (7) design, construction and other allowed costs related to special supplemental services for improvement and promotion of the District, including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (8) payment of expenses incurred in the establishment, administration and operation of the District; and (9) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the “Authorized Improvements”). The Authorized Improvements shall promote the interests of the City and confer a special benefit upon the property in the District that is subject to the assessments. The total cost of the Authorized Improvements is approximately \$9,879,534.

The boundaries of the District include approximately 115.432 acres of land generally located south of Ranch Road, east of Saginaw Boulevard, north of Bailey Boswell Road, and west of Wagley Robertson Road, as more particularly described by a metes and bounds description available for public inspection at the City Secretary’s office in Saginaw City Hall, 333 West McLeroy Blvd, Saginaw, Texas 76179.

All written or oral objections on the proposed assessments within the District will be considered at the public hearing.

A copy of the Proposed Assessment Roll relating to the Authorized Improvements to be undertaken at this time, which includes the assessments to be levied against certain assessable parcels in the District, is available for public inspection at the City Secretary’s office in Saginaw City Hall, 333 West McLeroy Blvd, Saginaw, Texas 76179.

Beltmill Public Improvement District

PRELIMINARY SERVICE AND ASSESSMENT PLAN

NOVEMBER 16, 2021



AUSTIN, TX | NORTH RICHLAND HILLS, TX

TABLE OF CONTENTS

Table of Contents	1
Introduction	3
Section I: Definitions	4
Section II: The District	9
Section III: Authorized Improvements	9
Section IV: Service Plan	10
Section V: Assessment Plan	10
Section VI: Terms of the Assessments	13
Section VII: Assessment Roll	19
Section VIII: Additional Provisions	19
Exhibits	22
Appendices	22
Exhibit A – District Map	23
Exhibit B – Project Costs	24
Exhibit C – Service Plan	25
Exhibit D – Sources and Uses of Funds	26
Exhibit E – Assessment Roll	27
Exhibit F-1 – Projected Annual Installments	28
Exhibit F-2 – Lot Type Commercial Projected Annual Installments Per Acre	29
Exhibit F-3 – Lot Type Multifamily Projected Annual Installments Per Acre	30
Exhibit F-4 – Lot Type Single Family Projected Annual Installments Per Unit	31
Exhibit G – Maximum Assessment by Lot Type	32
Exhibit H – Maps of Authorized Improvements	33
Exhibit I – Form of Notice of Assessment Termination	41
Exhibit J-1 – District Legal Description	44
Exhibit J-2 – Commercial Tracts Legal Description	47
Exhibit J-3 – Multifamily Tracts Legal Description	53
Exhibit J-4 – Single Family Tract Legal Description	65
Appendix A – Engineer’s Report	68
Appendix B-1 – Beltmill Public Improvement District – Commercial Tracts Buyer Disclosure	80

Appendix B-2 – Beltmill Public Improvement District – Multifamily Tracts Buyer Disclosure	86
Appendix B-3 – Beltmill Public Improvement District – Single Family Tract Buyer Disclosure.....	92
Appendix B-4 – Beltmill Public Improvement District – Lot Type Commercial Buyer Disclosure.....	98
Appendix B-5 – Beltmill Public Improvement District – Lot Type Multifamily Buyer Disclosure	104
Appendix B-6 – Beltmill Public Improvement District – Lot Type Single Family Buyer Disclosure	110

[Remainder of page intentionally left blank.]

INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” an “Exhibit,” or an “Appendix” shall be a reference to a Section of this Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this Service and Assessment Plan for all purposes.

On March 16, 2021, the City passed and approved Resolution No. 2021-10 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 115.432 acres located within the corporate limits of the City, as described by metes and bounds on **Exhibit J-1** and depicted on **Exhibit A**.

The PID Act requires a service plan covering a period of at least five years defining the annual indebtedness and projected cost of the Authorized Improvements and including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel of Assessed Property within the District determined by the method chosen by the City. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll is included as **Exhibit E**. When a final plat is recorded with the County, this Service and Assessment Plan, including the Assessment Roll, will be updated in the following years Annual Service Plan Update to reflect the reallocation of the Assessment against the Assessed Property utilizing the methods described in **Section VI**.

SECTION I: DEFINITIONS

“Actual Costs” mean with respect to Authorized Improvements, the Owner’s demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City and in an amount not to exceed the total amount of Authorized Improvements as set forth in this Service and Assessment Plan. Actual Costs may include: (1) the costs incurred by or on behalf of the Owner (either directly or through affiliates) for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees equal to 4% of costs; (4) the costs incurred by or on behalf of the Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (6) all related permitting and public approval expenses, architectural, engineering, and consulting fees, taxes, and governmental fees and charges.

“Administrator” means an employee or designee of the City who shall have the responsibilities provided in this Service and Assessment Plan, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District, and the construction, operation, and maintenance of the Authorized Improvements, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the PID Act; and (8) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

“Annual Installment” means, with respect to each Parcel, the annual installment payment of an Assessment as calculated by the Administrator, approved by the City Council, and shown on an Assessment Roll, and includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

“Annual Service Plan Update” means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel within the District against which an Assessment is levied.

“Assessment” means an assessment levied against a Parcel within the District and imposed pursuant to the PID Act, the Assessment Ordinance, and the provisions of this Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. The Assessment for a Parcel consists of the principal portion of the Annual Installments to be collected in all years.

“Assessment Ordinance” means Ordinance No. _____ adopted by the City Council on December 7, 2021, in accordance with the PID Act that levied an Assessment on the Assessed Property as shown on an Assessment Roll.

“Assessment Plan” means the methodology employed to determine the Assessments for the Actual Costs of the Authorized Improvements against Assessed Property based on the special benefits conferred on such Assessed Property by the Authorized Improvements, more specifically described in **Section V**.

“Assessment Roll” means any assessment roll for Assessed Property, including the Assessment Roll attached as **Exhibit E**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates in connection with any Annual Service Plan Update.

“Authorized Improvements” means those public improvements authorized by Section 372.003 of the PID Act and described in **Section III** which are constructed for the special benefit of the property within the District and which estimated costs are shown on **Exhibit B**.

“City” means the City of Saginaw, Texas.

“City Council” means the governing body of the City.

“Commercial Tracts” means the approximately 11.76 acres of land labeled as “Tract 4A” and “Tract 4B” located within the District, which is legally described by metes and bounds on **Exhibit J-2** and depicted on **Exhibit A**.

“County” means Tarrant County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“District” means Beltmill Public Improvement District containing approximately 115.432 acres located within the corporate limits of the City, which is legally described by metes and bounds on **Exhibit J** and depicted on **Exhibit A**.

“District Formation Costs” means the costs and expenses directly associated with forming the District, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, City costs, first year Annual Collection Costs, and any other cost or expense directly associated with the establishment of the District.

“Engineer’s Report” means a report provided by a licensed professional engineer that identifies the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A**.

“Estimated Buildout Value” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Owner and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for a Lot Type is provided for in **Exhibit G**.

“Lot” means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such final and recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed by the City Council; provided however, in the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed by the City Council.

“Lot Type Commercial” means a Lot in the Commercial Tracts designated as such on the Assessment Roll, shown on a final plat approved by the City designated for use as a commercial Lot.

“Lot Type Multifamily” means a Lot in the Multifamily Tracts designated as such on the Assessment Roll, shown on a final plat approved by the City designated for use as a multifamily Lot.

“Lot Type Single Family” means a Lot in the Single Family Tract designated as such on the Assessment Roll, marketed to homebuilders as a single family Lot.

“Maximum Assessment” means, for each Lot Type, an amount that will not exceed the amounts shown as the Maximum Assessment by Lot Type on **Exhibit G** as calculated by the Administrator and approved by the City, based on the desire to maintain a competitive, composite equivalent ad valorem tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the Annual Installments. The Maximum Assessment shall only be calculated upon the filing of a final plat with the County. In the event any final plat creates a new Lot Type that differs from what is shown on **Exhibit G**, this Service and Assessment Plan will be updated to reflect the new Maximum Assessment for the new Lot Type created by the final plat.

“Multifamily Tracts” means the approximately 43.49 acres of land labeled as “Tract 2”, “Lot 1 Tract 3”, “Lot 2 Tract 3A”, and “Lot 2 Tract 3B” located within the District, which is legally described by metes and bounds on **Exhibit J-3** and depicted on **Exhibit A**.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefitted Property at the time the Assessments are (1) imposed, or (2) reallocated pursuant to a subdivision of a Parcel that is not assessed.

“Notice of Assessment Termination” means a recorded document evidencing the termination of an Assessment, a form of which is attached as **Exhibit I**.

“Owner” means Beltmill Saginaw LLC, a Texas limited liability company, including its successors and assigns.

“Parcel” or **“Parcels”** means a specific property within the District identified by any of the following: (i) by a tax map identification number assigned by the Tarrant Central Appraisal District for real property tax purposes, (ii) by metes and bounds description, (iii) by lot and block number in a final subdivision plat recorded in the official public records of the County, or (iv) by any other means determined by the City.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“Prepayment” means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

“Prepayment Costs” means interest, Delinquent Collection Costs and Annual Collection Costs to the date of Prepayment.

“Reimbursement Agreement” means that certain “Beltmill Public Improvement District Reimbursement Agreement,” effective December 7, 2021, by and between the City and the Owner, in which the Owner agrees to construct the Authorized Improvements and to fund certain

Actual Costs of the Authorized Improvements, and the City agrees to reimburse the Owner for Actual Costs of the Authorized Improvements paid solely from the revenue collected by the City from Assessments, including Annual Installments.

“Reimbursement Obligation” means an amount not to exceed \$7,180,000 secured by Assessments to be paid to Developer, plus interest, pursuant to the Reimbursement Agreement.

“Service and Assessment Plan” means this Service and Assessment Plan as amended from time to time.

“Service Plan” means the plan that defines the annual indebtedness and projected costs of the Authorized Improvements, and covers a period of at least five years, more specifically described in **Section IV**.

“Single Family Tract” means the approximately 36.85 acres of land labeled as “Tract 1” located within the District, which is legally described by metes and bounds on **Exhibit J-4** and depicted on **Exhibit A**.

SECTION II: THE DISTRICT

The District includes approximately 115.432 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit J** and depicted on **Exhibit A**. Development of the District is initially anticipated to include 196 single-family homes, 11.76 acres of commercial, and 43.49 acres of multifamily.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. Allocation of the Authorized Improvements is shown on **Exhibit B**.

A. Authorized Improvements

All Authorized Improvements will be designed and constructed in accordance with City standards; and, except for the landscaping, entryway, open space and park improvements that will be owned and maintained by the HOA, will be owned and operated by the City.

▪ *Roads*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, screening walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide street access to each Lot within the District.

▪ *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service to each Lot within the District.

▪ *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service to each Lot within the District.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for each Lot in the District.

- *Landscaping and Parks*

Improvements including installation of landscaping, including related earthwork, irrigation, and water wells in public open spaces, entryway monuments and signs, establishment and improvement of parks and open space for each Lot in the District.

- *Soft Costs*

Costs related to District Formation Costs, and designing, constructing, and installing the Authorized Improvements including, but not limited to, engineering, construction staking, maintenance bond, contingency, and a construction management fee of four percent (4%) of hard costs.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit C** summarizes the Service Plan for the District.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act requires the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance

reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner, as the owner of Assessed Property within the District, and all future owners and developers of Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, has determined that the Actual Costs of the Authorized Improvements shall be allocated to Assessed Property by spreading the entire Assessment across all Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel to the Estimated Buildout Value for all Assessed Property within the District, as shown on **Exhibit G**. Upon subdivision of the Assessed Property, the cost of the Authorized Improvements shall be reallocated further as described in **Section VI**.

B. Assessments

Assessments will be levied on the Assessed Property in the amount shown on the Assessment Roll, attached hereto as **Exhibit E**. The projected Annual Installments for the District are attached as **Exhibit F-1**. The disclosures for the Commercial Tracts, Multifamily Tracts, and Single Family Tracts are shown on **Appendix B-1**, **Appendix B-2**, and **Appendix B-3**, respectively.

Prior to the collection of the Annual Installment, the City will collect Annual Collection Costs as described in **Section V.D**. The projected Annual Installment for each Lot Type following the subdivision of the Assessed Property are shown on **Exhibit F-2**, **Exhibit F-3**, and **Exhibit F-4** for Lot Type Commercial, Lot Type Multifamily, and Lot Type Single Family, respectively. The projected Assessment and Annual Installment shown on **Exhibit F-2**, **Exhibit F-3**, and **Exhibit F-4** are preliminary and are subject to change based on the land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment.

Under the Reimbursement Agreement, Assessments, including Annual Installments, may only be used to pay the Actual Costs of the Authorized Improvements based on the special benefit conferred on the Assessed Property by the Authorized Improvements. Revenue generated from the levy of an Assessment, including the collection of Annual Installments, from a Parcel of Assessed Property may not be applied against the obligation of an Assessment, levied against another Parcel of Assessed Property, including an Annual Installment.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by City, has found and determined:

- The estimated total cost of the Authorized Improvements equal \$9,879,534 as shown on **Exhibit B**.
- The Assessed Property receives special benefit from the Authorized Improvements equal to or greater than the Actual Cost of the Authorized Improvements.
- The Assessed Property is allocated 100% of the Assessments, which equals \$7,180,000, levied for the Authorized Improvements, as shown on the Assessment Roll attached hereto as **Exhibit E**.
- The special benefit ($\geq$ \$9,879,534) received by the Assessed Property from the Authorized Improvements is equal to or greater than the amount of the Assessments (\$7,180,000) levied on the Assessed Property for payment of the Actual Costs of the Authorized Improvements.
- At the time the City Council adopted the Assessment Ordinance and approved the Service and Assessment Plan, the Owner owned 100% of the Assessed Property. The Owner, as the owner of 100% of the Assessed Property, acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and consented to the imposition of the Assessments to pay for the Actual Costs of the Authorized Improvements associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (2) the approval of the Service and Assessment Plan and the adoption of the Assessment Ordinance, and (3) the levying of Assessments on the Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments for Single Family Tracts

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Estimated Buildout Value of an Assessed Property shall be performed by the Administrator based on information from the Owner, homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed and approved by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Estimated Buildout Value for a Lot shall be performed by the Administrator and confirmed and approved by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

B. Reallocation of Assessments for Commercial Tracts

The sum of the Assessments for all newly subdivided commercial Assessed Properties shall equal the Assessment for the subdivided commercial Assessed Properties prior to subdivision, as shown on **Exhibit G**. When the commercial Assessed Properties are subsequently platted, subdivided, re-subdivided or re-platted, or subject to eminent domain proceedings as described in **Section VI.J**, the Assessment applicable to each resulting new commercial Assessed Property shall be equal to the formula below.

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided commercial Assessed Property

B = the Assessment for the commercial Assessed Property prior to subdivision

C = the estimated acreage of the newly divided commercial Assessed Property

D = the sum of the estimated acreage for all of the newly divided commercial Assessed Properties, excluding Non-Benefitted Property

In order to prevent over or under-burdening due to density changes, the reallocation of an Assessment for a commercial Assessed Property may not exceed the Maximum

Assessment for Lot Type Commercial as shown on **Exhibit G**, as measured by acreage and as shown on a final plat, and compliance may require a mandatory Prepayment pursuant to **Section VI.E**. Any reallocation pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the Act, by the City.

C. Reallocation of Assessments for Multifamily Tracts

The sum of the Assessments for all newly subdivided multifamily Assessed Properties shall equal the Assessment for the subdivided multifamily Assessed Properties prior to subdivision, as shown on **Exhibit G**. When the multifamily Assessed Properties are subsequently platted, subdivided, re-subdivided or re-platted, or subject to eminent domain proceedings as described in **Section VI.J**, the Assessment applicable to each resulting new multifamily Assessed Property shall be equal to the formula below.

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided multifamily Assessed Property

B = the Assessment for the multifamily Assessed Property prior to subdivision

C = the estimated acreage of the newly divided multifamily Assessed Property

D = the sum of the estimated acreage for all of the newly divided multifamily Assessed Properties, excluding Non-Benefitted Property

In order to prevent over or under-burdening due to density changes, the reallocation of an Assessment for a multifamily Assessed Property may not exceed the Maximum Assessment for Lot Type Multifamily as shown on **Exhibit G**, as measured by acreage and as shown on a final plat, and compliance may require a mandatory Prepayment pursuant to **Section VI.E**. Any reallocation pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the Act, by the City.

D. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council.

E. Mandatory Prepayment of Assessments

If any Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring such Assessed Property shall pay to the City the full amount of the Assessment on such Assessed Property, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of any Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the change in status.

F. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment, then (i) the Assessment applicable to each Lot Type exceeding the Maximum Assessment shall be reduced to the Maximum Assessment, and (ii) the person or entity filing the plat shall pay to the City the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay the amounts referenced in (ii) in the immediately preceding sentence.

G. Reduction of Assessments

If, as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

H. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable Notice of Assessment Termination, a form of which is attached as **Exhibit I**.

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

I. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-1** shows the projected Annual Installments for the District. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Tarrant Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. Failure of an owner of Assessed Property to receive an invoice for an Annual Installment on the property tax bill or otherwise shall not relieve the owner of Assessed Property of the obligation to pay the Assessment. Assessments, or Annual Installment therefor that are delinquent shall incur Delinquent Collection Costs.

J. Prepayment as a Result of an Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefitted Property. The Owner will remain liable to pay in Annual Installments, or as otherwise provided by this Service and Assessment Plan, as updated, or the Act, the Assessment that remains due on the Remaining Property. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment.

Following the initiation of the Taking, the Administrator will be required, as part of the next Annual Service Plan Update, to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

Within 30 days of the receipt by the owner of the funds received from the entity taking the Taken Property, the owner shall make a Prepayment of the Assessment in an amount equal to the lesser of (i) the amount the owner received as a result of the Taking or (ii) the amount determined by the Administrator in the above paragraph; provided, however,

that in all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the portion of the \$100 Assessment that would have been allocated to the Taken Property prior to its reallocation is \$10 and the owner receives \$8 as compensation for the Taken Property as a result of the Taking, the Owner shall be required to pay \$8 as a Prepayment of the Assessment against the Remaining Property (in addition to any other amount that would be required to ensure the Assessment does not exceed the Maximum Assessment). Alternatively, in the above scenario, if the owner receives \$20 in compensation for the Taken Property, the owner shall be required to pay \$10 as a Prepayment of the Assessment.

Notwithstanding the previous two paragraphs, if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed as shown on a final plat, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the total amount of the Assessment levied against the Taken Property and, and the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

SECTION VII: ASSESSMENT ROLL

The Assessment Roll is attached as **Exhibit E**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Roll and Annual Installments for each Parcel of Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval

of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of providing such notice and the response thereto. The City Council shall consider the owner's notice of error and the Administrator's response at a public hearing, and within 30 days after closing such hearing, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Service an

Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A	District Map
Exhibit B	Project Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Assessment Roll
Exhibit F-1	Projected Annual Installments
Exhibit F-2	Lot Type Commercial Projected Annual Installments per Acre
Exhibit F-3	Lot Type Multifamily Projected Annual Installments per Acre
Exhibit F-4	Lot Type Single Family Projected Annual Installments per Unit
Exhibit G	Maximum Assessment by Lot Type
Exhibit H	Maps of Authorized Improvements
Exhibit I	Form of Notice of Assessment Termination
Exhibit J-1	District Legal Description
Exhibit J-1	Commercial Tracts Legal Description
Exhibit J-1	Multifamily Tracts Legal Description
Exhibit J-1	Single Family Tract Legal Description

APPENDICES

The following Appendices are attached to and made a part of this Service and Assessment Plan for all purposes:

Appendix A	Engineer's Report
Appendix B-1	Commercial Tracts Buyer Disclosure
Appendix B-2	Multifamily Tracts Buyer Disclosure
Appendix B-3	Single Family Tract Buyer Disclosure
Appendix B-4	Lot Type Commercial Buyer Disclosure
Appendix B-5	Lot Type Multifamily Buyer Disclosure
Appendix B-6	Lot Type Single Family Buyer Disclosure

EXHIBIT A – DISTRICT MAP

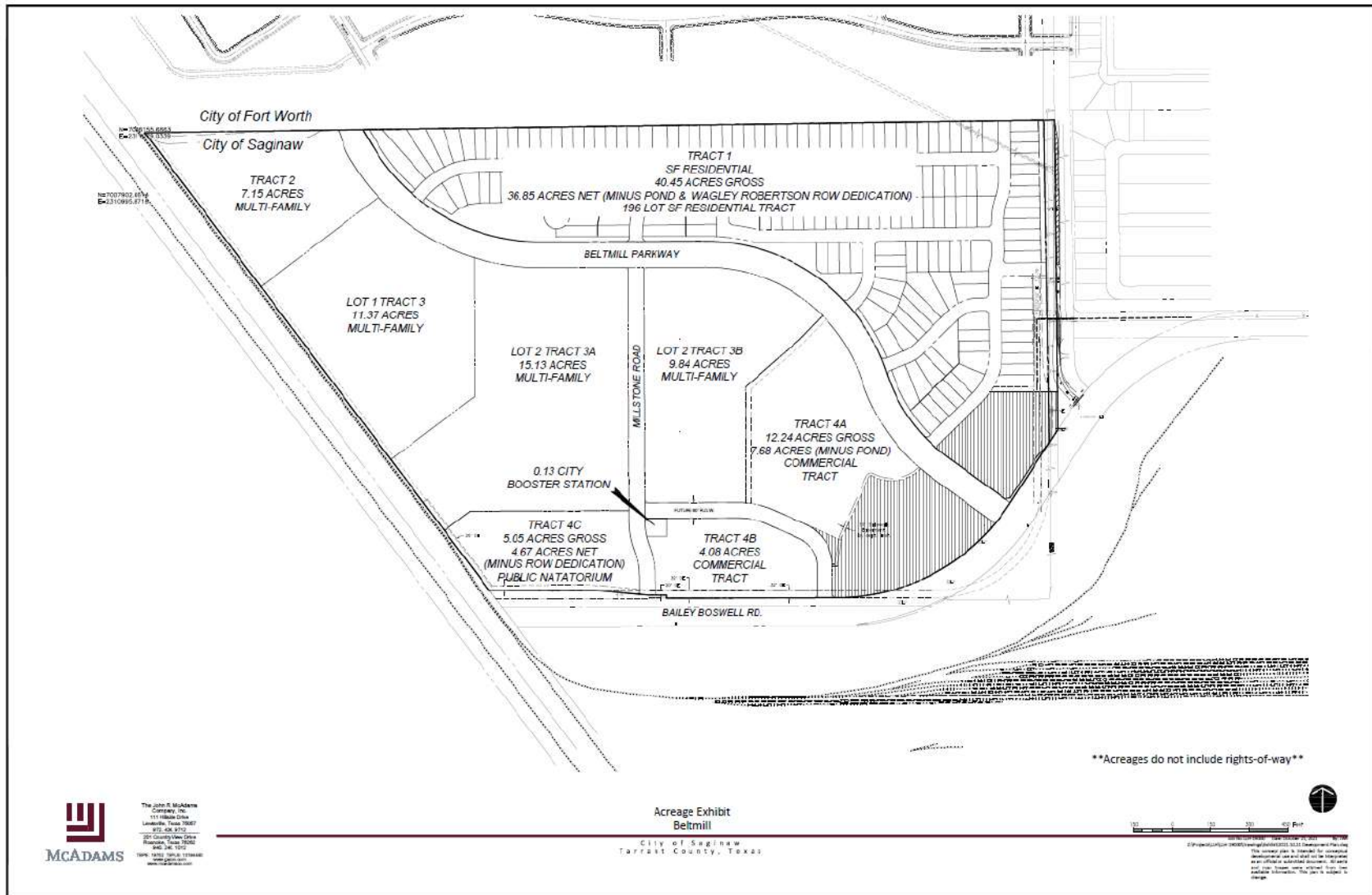


EXHIBIT B – PROJECT COSTS

Authorized Improvements	Total Costs ¹	Owner Contribution ²	Total District Eligible Costs
Roads	\$ 3,305,103	\$ 144,594	\$ 3,160,509
Water	423,320	18,520	404,800
Sanitary Sewer	472,485	20,671	451,814
Storm Drainage	2,043,751	89,411	1,954,340
Landscaping and Parks	1,658,968	72,578	1,586,391
Soft Costs	1,975,907	86,443	1,889,463
Total	\$ 9,879,534	\$ 432,217	\$ 9,447,317

Notes:

- 1) As provided by the Engineer's Report attached hereto as **Appendix A**.
- 2) Owner contribution is allocation of Authorized Improvements to future school district property located within the District that benefit from Authorized Improvements, but are not Assessed for Authorized Improvement costs.

EXHIBIT C – SERVICE PLAN

Beltmill Public Improvement District						
Annual Installments		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Principal		\$ -	\$ 77,652.39	\$ 81,923.27	\$ 86,429.05	\$ 91,182.65
Interest		\$ -	\$ 394,900.00	\$ 390,629.12	\$ 386,123.34	\$ 381,369.74
	(1)	\$ -	\$ 472,552.39	\$ 472,552.39	\$ 472,552.39	\$ 472,552.39
Annual Collection Costs	(2)	\$ 35,000.00	\$ 35,700.00	\$ 36,414.00	\$ 37,142.28	\$ 37,885.13
Total Annual Installment	(3) = (1) + (2)	\$ 35,000.00	\$ 508,252.39	\$ 508,966.39	\$ 509,694.67	\$ 510,437.51

EXHIBIT D – SOURCES AND USES OF FUNDS

Sources of Funds	
Reimbursement Obligation	\$ 7,180,000
Owner Contribution ¹	2,267,317
Owner Contribution - Non-Assessed Property ²	\$ 432,217
Total Sources	\$ 9,879,534

Uses of Funds	
Authorized Improvements	
Roads	\$ 3,305,103
Water	423,320
Sanitary Sewer	472,485
Storm Drainage	2,043,751
Landscaping and Parks	1,658,968
Soft Costs	1,975,907
Total Uses	\$ 9,879,534

Notes:

- 1) Non-reimbursable to the Owner through Assessments.
- 2) Owner contribution is allocation of Authorized Improvements to future school district property located within the District that benefit from Authorized Improvements, but are not Assessed for Authorized Improvement costs.

EXHIBIT E – ASSESSMENT ROLL

Property ID ¹	Outstanding Assessment	Annual Installment Due 1/31/22
Commercial Tracts	\$ 1,277,215.33	\$ 6,225.98
Multifamily Tracts	\$ 3,468,979.91	\$ 16,910.07
Single Family Tract	\$ 2,433,804.77	\$ 11,863.95
Total	\$ 7,180,000.00	\$ 35,000.00

Notes:

1) For billing purposes the Annual Installment due 1/31/2022 shall be billed to the Assessed Property pro rata based on acreage. The Assessed Property is fully contained within Property ID 04324064, 04600061, and 06342841.

EXHIBIT F-1 – PROJECTED ANNUAL INSTALLMENTS

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00
2023	\$ 77,652.39	\$ 394,900.00	\$ 35,700.00	\$ 508,252.39
2024	\$ 81,923.27	\$ 390,629.12	\$ 36,414.00	\$ 508,966.39
2025	\$ 86,429.05	\$ 386,123.34	\$ 37,142.28	\$ 509,694.67
2026	\$ 91,182.65	\$ 381,369.74	\$ 37,885.13	\$ 510,437.51
2027	\$ 96,197.69	\$ 376,354.70	\$ 38,642.83	\$ 511,195.22
2028	\$ 149,539.76	\$ 309,669.63	\$ 39,415.68	\$ 498,625.07
2029	\$ 156,403.64	\$ 302,805.75	\$ 40,204.00	\$ 499,413.39
2030	\$ 163,582.56	\$ 295,626.82	\$ 41,008.08	\$ 500,217.47
2031	\$ 171,091.00	\$ 288,118.38	\$ 41,828.24	\$ 501,037.63
2032	\$ 178,944.08	\$ 280,265.31	\$ 42,664.80	\$ 501,874.19
2033	\$ 187,157.61	\$ 272,051.77	\$ 43,518.10	\$ 502,727.49
2034	\$ 195,748.15	\$ 263,461.24	\$ 44,388.46	\$ 503,597.85
2035	\$ 204,732.99	\$ 254,476.40	\$ 45,276.23	\$ 504,485.62
2036	\$ 214,130.23	\$ 245,079.16	\$ 46,181.76	\$ 505,391.14
2037	\$ 223,958.81	\$ 235,250.58	\$ 47,105.39	\$ 506,314.78
2038	\$ 234,238.52	\$ 224,970.87	\$ 48,047.50	\$ 507,256.89
2039	\$ 244,990.07	\$ 214,219.32	\$ 49,008.45	\$ 508,217.84
2040	\$ 256,235.11	\$ 202,974.28	\$ 49,988.62	\$ 509,198.01
2041	\$ 267,996.30	\$ 191,213.09	\$ 50,988.39	\$ 510,197.78
2042	\$ 280,297.33	\$ 178,912.06	\$ 52,008.16	\$ 511,217.55
2043	\$ 293,162.98	\$ 166,046.41	\$ 53,048.32	\$ 512,257.71
2044	\$ 306,619.16	\$ 152,590.23	\$ 54,109.29	\$ 513,318.68
2045	\$ 320,692.98	\$ 138,516.41	\$ 55,191.47	\$ 514,400.86
2046	\$ 335,412.79	\$ 123,796.60	\$ 56,295.30	\$ 515,504.69
2047	\$ 350,808.24	\$ 108,401.15	\$ 57,421.21	\$ 516,630.60
2048	\$ 366,910.33	\$ 92,299.05	\$ 58,569.63	\$ 517,779.02
2049	\$ 383,751.52	\$ 75,457.87	\$ 59,741.03	\$ 518,950.41
2050	\$ 401,365.71	\$ 57,843.68	\$ 60,935.85	\$ 520,145.23
2051	\$ 419,788.40	\$ 39,420.99	\$ 62,154.56	\$ 521,363.95
2052	\$ 439,056.69	\$ 20,152.70	\$ 63,397.66	\$ 522,607.04
Total	\$ 7,180,000.00	\$ 6,662,996.63	\$ 1,483,280.43	\$ 15,326,277.06

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

EXHIBIT F-2 – LOT TYPE COMMERCIAL PROJECTED ANNUAL INSTALLMENTS PER ACRE

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 529.42	\$ 529.42
2023	\$ 1,174.59	\$ 5,973.37	\$ 540.01	\$ 7,687.97
2024	\$ 1,239.19	\$ 5,908.77	\$ 550.81	\$ 7,698.77
2025	\$ 1,307.35	\$ 5,840.61	\$ 561.82	\$ 7,709.79
2026	\$ 1,379.25	\$ 5,768.71	\$ 573.06	\$ 7,721.02
2027	\$ 1,455.11	\$ 5,692.85	\$ 584.52	\$ 7,732.49
2028	\$ 2,261.98	\$ 4,684.15	\$ 596.21	\$ 7,542.35
2029	\$ 2,365.81	\$ 4,580.33	\$ 608.14	\$ 7,554.27
2030	\$ 2,474.40	\$ 4,471.74	\$ 620.30	\$ 7,566.43
2031	\$ 2,587.97	\$ 4,358.16	\$ 632.71	\$ 7,578.84
2032	\$ 2,706.76	\$ 4,239.37	\$ 645.36	\$ 7,591.49
2033	\$ 2,831.00	\$ 4,115.13	\$ 658.27	\$ 7,604.40
2034	\$ 2,960.94	\$ 3,985.19	\$ 671.43	\$ 7,617.57
2035	\$ 3,096.85	\$ 3,849.28	\$ 684.86	\$ 7,630.99
2036	\$ 3,239.00	\$ 3,707.14	\$ 698.56	\$ 7,644.69
2037	\$ 3,387.67	\$ 3,558.47	\$ 712.53	\$ 7,658.66
2038	\$ 3,543.16	\$ 3,402.97	\$ 726.78	\$ 7,672.91
2039	\$ 3,705.79	\$ 3,240.34	\$ 741.32	\$ 7,687.45
2040	\$ 3,875.89	\$ 3,070.25	\$ 756.14	\$ 7,702.28
2041	\$ 4,053.79	\$ 2,892.34	\$ 771.27	\$ 7,717.40
2042	\$ 4,239.86	\$ 2,706.28	\$ 786.69	\$ 7,732.82
2043	\$ 4,434.47	\$ 2,511.67	\$ 802.42	\$ 7,748.56
2044	\$ 4,638.01	\$ 2,308.12	\$ 818.47	\$ 7,764.61
2045	\$ 4,850.89	\$ 2,095.24	\$ 834.84	\$ 7,780.98
2046	\$ 5,073.55	\$ 1,872.58	\$ 851.54	\$ 7,797.67
2047	\$ 5,306.43	\$ 1,639.71	\$ 868.57	\$ 7,814.70
2048	\$ 5,549.99	\$ 1,396.14	\$ 885.94	\$ 7,832.07
2049	\$ 5,804.74	\$ 1,141.40	\$ 903.66	\$ 7,849.79
2050	\$ 6,071.17	\$ 874.96	\$ 921.73	\$ 7,867.87
2051	\$ 6,349.84	\$ 596.29	\$ 940.17	\$ 7,886.30
2052	\$ 6,641.30	\$ 304.84	\$ 958.97	\$ 7,905.10
Total	\$ 108,606.75	\$ 100,786.40	\$ 22,436.53	\$ 231,829.68

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

EXHIBIT F-3 – LOT TYPE MULTIFAMILY PROJECTED ANNUAL INSTALLMENTS PER ACRE

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 388.83	\$ 388.83
2023	\$ 862.67	\$ 4,387.08	\$ 396.60	\$ 5,646.34
2024	\$ 910.11	\$ 4,339.63	\$ 404.54	\$ 5,654.28
2025	\$ 960.17	\$ 4,289.57	\$ 412.63	\$ 5,662.37
2026	\$ 1,012.98	\$ 4,236.76	\$ 420.88	\$ 5,670.62
2027	\$ 1,068.69	\$ 4,181.05	\$ 429.30	\$ 5,679.04
2028	\$ 1,661.29	\$ 3,440.22	\$ 437.88	\$ 5,539.39
2029	\$ 1,737.54	\$ 3,363.97	\$ 446.64	\$ 5,548.15
2030	\$ 1,817.29	\$ 3,284.22	\$ 455.57	\$ 5,557.08
2031	\$ 1,900.71	\$ 3,200.80	\$ 464.68	\$ 5,566.19
2032	\$ 1,987.95	\$ 3,113.56	\$ 473.98	\$ 5,575.49
2033	\$ 2,079.20	\$ 3,022.31	\$ 483.46	\$ 5,584.97
2034	\$ 2,174.63	\$ 2,926.88	\$ 493.13	\$ 5,594.64
2035	\$ 2,274.45	\$ 2,827.06	\$ 502.99	\$ 5,604.50
2036	\$ 2,378.84	\$ 2,722.67	\$ 513.05	\$ 5,614.56
2037	\$ 2,488.03	\$ 2,613.48	\$ 523.31	\$ 5,624.82
2038	\$ 2,602.23	\$ 2,499.28	\$ 533.78	\$ 5,635.28
2039	\$ 2,721.68	\$ 2,379.83	\$ 544.45	\$ 5,645.96
2040	\$ 2,846.60	\$ 2,254.91	\$ 555.34	\$ 5,656.85
2041	\$ 2,977.26	\$ 2,124.25	\$ 566.45	\$ 5,667.96
2042	\$ 3,113.92	\$ 1,987.59	\$ 577.78	\$ 5,679.29
2043	\$ 3,256.84	\$ 1,844.66	\$ 589.33	\$ 5,690.84
2044	\$ 3,406.33	\$ 1,695.18	\$ 601.12	\$ 5,702.63
2045	\$ 3,562.68	\$ 1,538.82	\$ 613.14	\$ 5,714.65
2046	\$ 3,726.21	\$ 1,375.30	\$ 625.40	\$ 5,726.91
2047	\$ 3,897.25	\$ 1,204.26	\$ 637.91	\$ 5,739.42
2048	\$ 4,076.13	\$ 1,025.38	\$ 650.67	\$ 5,752.18
2049	\$ 4,263.22	\$ 838.29	\$ 663.68	\$ 5,765.19
2050	\$ 4,458.90	\$ 642.60	\$ 676.96	\$ 5,778.47
2051	\$ 4,663.57	\$ 437.94	\$ 690.50	\$ 5,792.01
2052	\$ 4,877.63	\$ 223.88	\$ 704.31	\$ 5,805.81
Total	\$ 79,765.00	\$ 74,021.44	\$ 16,478.25	\$ 170,264.69

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

EXHIBIT F-4 – LOT TYPE SINGLE FAMILY PROJECTED ANNUAL INSTALLMENTS PER UNIT

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 60.53	\$ 60.53
2023	\$ 134.30	\$ 682.96	\$ 61.74	\$ 878.99
2024	\$ 141.68	\$ 675.57	\$ 62.98	\$ 880.23
2025	\$ 149.47	\$ 667.78	\$ 64.24	\$ 881.49
2026	\$ 157.69	\$ 659.56	\$ 65.52	\$ 882.77
2027	\$ 166.37	\$ 650.88	\$ 66.83	\$ 884.08
2028	\$ 258.62	\$ 535.55	\$ 68.17	\$ 862.34
2029	\$ 270.49	\$ 523.68	\$ 69.53	\$ 863.70
2030	\$ 282.91	\$ 511.27	\$ 70.92	\$ 865.10
2031	\$ 295.89	\$ 498.28	\$ 72.34	\$ 866.51
2032	\$ 309.47	\$ 484.70	\$ 73.79	\$ 867.96
2033	\$ 323.68	\$ 470.50	\$ 75.26	\$ 869.44
2034	\$ 338.53	\$ 455.64	\$ 76.77	\$ 870.94
2035	\$ 354.07	\$ 440.10	\$ 78.30	\$ 872.48
2036	\$ 370.33	\$ 423.85	\$ 79.87	\$ 874.04
2037	\$ 387.32	\$ 406.85	\$ 81.47	\$ 875.64
2038	\$ 405.10	\$ 389.07	\$ 83.10	\$ 877.27
2039	\$ 423.70	\$ 370.48	\$ 84.76	\$ 878.93
2040	\$ 443.14	\$ 351.03	\$ 86.45	\$ 880.63
2041	\$ 463.48	\$ 330.69	\$ 88.18	\$ 882.36
2042	\$ 484.76	\$ 309.42	\$ 89.94	\$ 884.12
2043	\$ 507.01	\$ 287.17	\$ 91.74	\$ 885.92
2044	\$ 530.28	\$ 263.90	\$ 93.58	\$ 887.75
2045	\$ 554.62	\$ 239.56	\$ 95.45	\$ 889.62
2046	\$ 580.08	\$ 214.10	\$ 97.36	\$ 891.53
2047	\$ 606.70	\$ 187.47	\$ 99.31	\$ 893.48
2048	\$ 634.55	\$ 159.63	\$ 101.29	\$ 895.47
2049	\$ 663.67	\$ 130.50	\$ 103.32	\$ 897.49
2050	\$ 694.14	\$ 100.04	\$ 105.38	\$ 899.56
2051	\$ 726.00	\$ 68.18	\$ 107.49	\$ 901.67
2052	\$ 759.32	\$ 34.85	\$ 109.64	\$ 903.82
Total	\$ 12,417.37	\$ 11,523.25	\$ 2,565.24	\$ 26,505.86

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

EXHIBIT G – MAXIMUM ASSESSMENT BY LOT TYPE

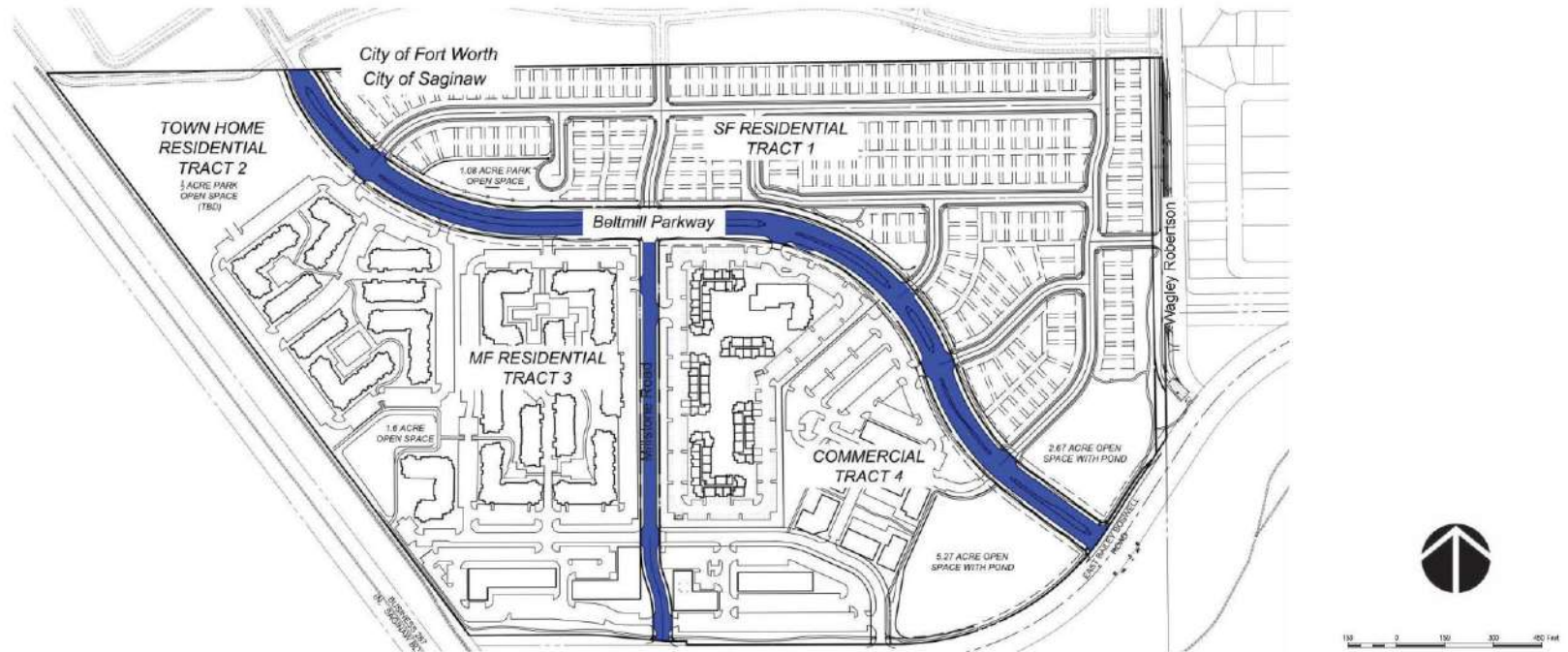
Lot Type	Estimated Buildout			Total Assessment ²	Maximum Assessment Per		Average Annual Installment	Average Annual Installment Per		Tax Rate Equivalent
	Units/Acres ¹	Value per Unit/Acre ¹	Total Estimated Buildout Value		Unit/Acre ^{1,3}			Unit/Acre ¹		
Lot Type Commercial	11.76	\$ 2,755,102	\$ 32,400,000	\$ 1,277,215	\$ 108,607		\$ 90,670	\$ 7,710		\$ 0.280
Lot Type Multifamily	43.49	\$ 2,023,454	\$ 88,000,000	\$ 3,468,980	\$ 79,765		\$ 246,263	\$ 5,663		\$ 0.280
Lot Type Single Family	196	\$ 315,000	\$ 61,740,000	\$ 2,433,805	\$ 12,417		\$ 172,776	\$ 882		\$ 0.280
Total			\$ 182,140,000	\$ 7,180,000			\$ 509,709			\$ 0.280

Notes:

- 1) Per information provided by the Owner. Shown as acres for Lot Type Commercial and Lot Type Multifamily, and units for Lot Type Single Family.
- 2) The Assessment for the Commercial Tracts, Multifamily Tracts, and Single Family Tracts are preliminary, and the Assessment for each shall be calculated upon the filing on a final plat with the County.
- 3) The Maximum Assessment per unit for each Lot Type is final upon the levy of the Assessment on the Assessed Property.

EXHIBIT H – MAPS OF AUTHORIZED IMPROVEMENTS





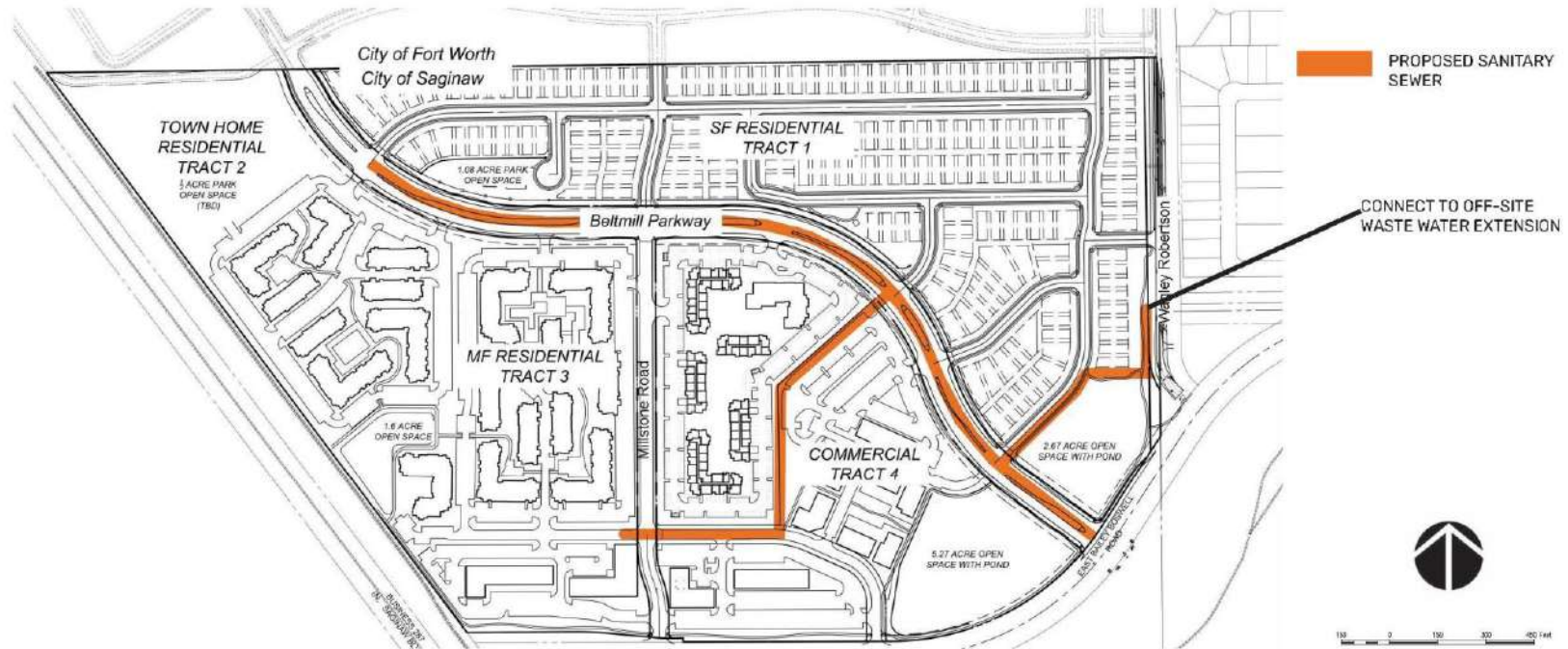
PID EXHIBIT D

PHASE ONE ON-SITE STREETS

BELTMILL

Saginaw, Texas
JULY 2021





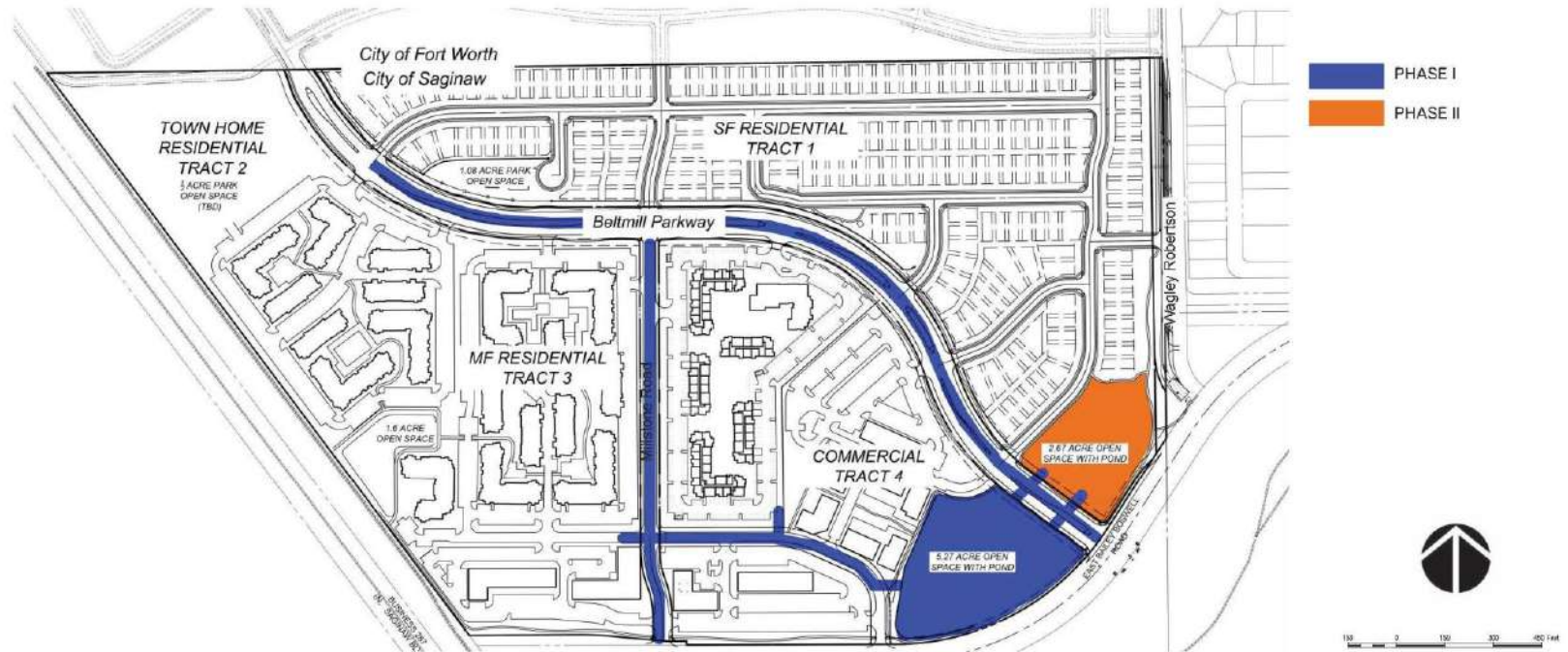
PID EXHIBIT E

ON-SITE SANITARY SEWER

BELTMILL

Saginaw, Texas
JULY 2021

 **MCADAMS**



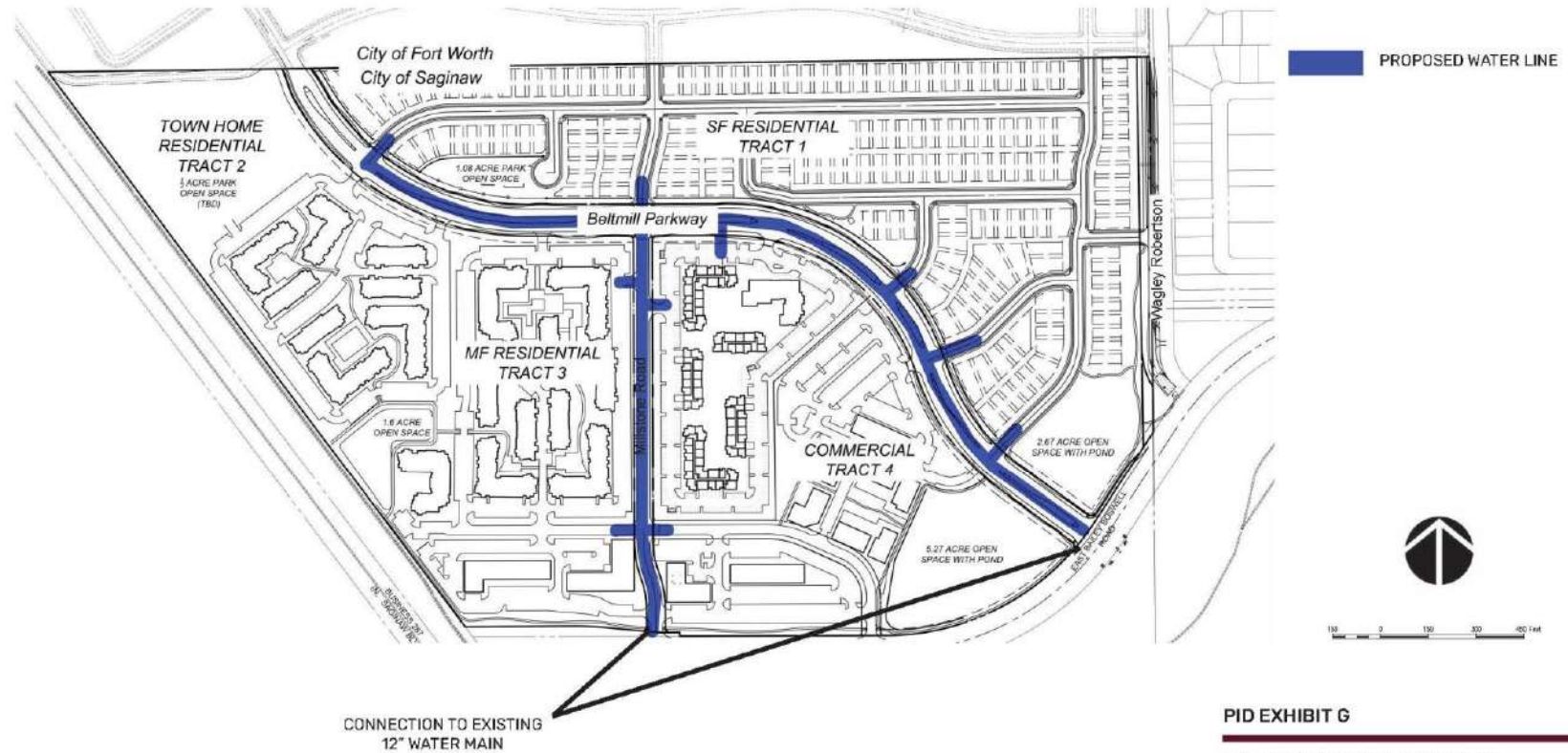
PID EXHIBIT F

ON-SITE STORM SEWER

BELTMILL

Saginaw, Texas
JULY 2021

 **MCADAMS**



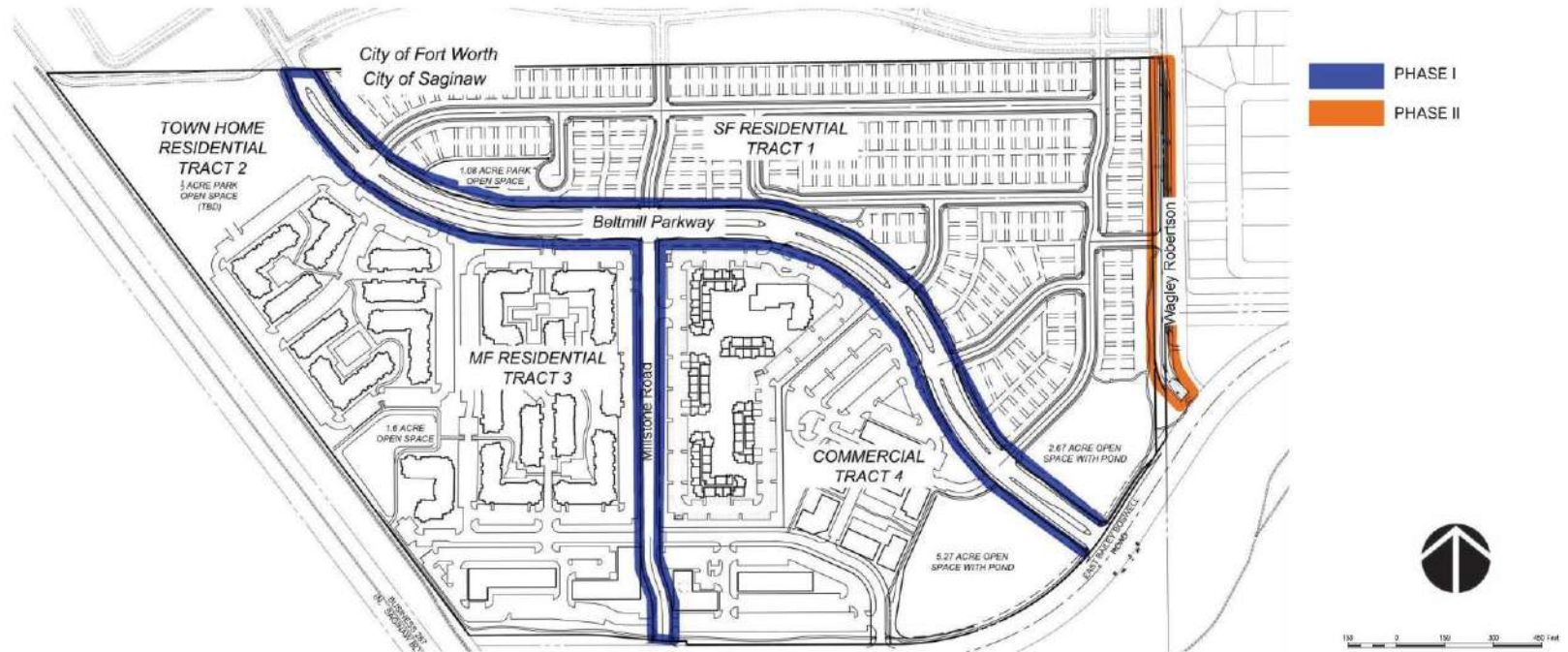
PID EXHIBIT G

ON-SITE WATER DISTRIBUTION

BELTMILL

Saginaw, Texas
JULY 2021

 **MCADAMS**



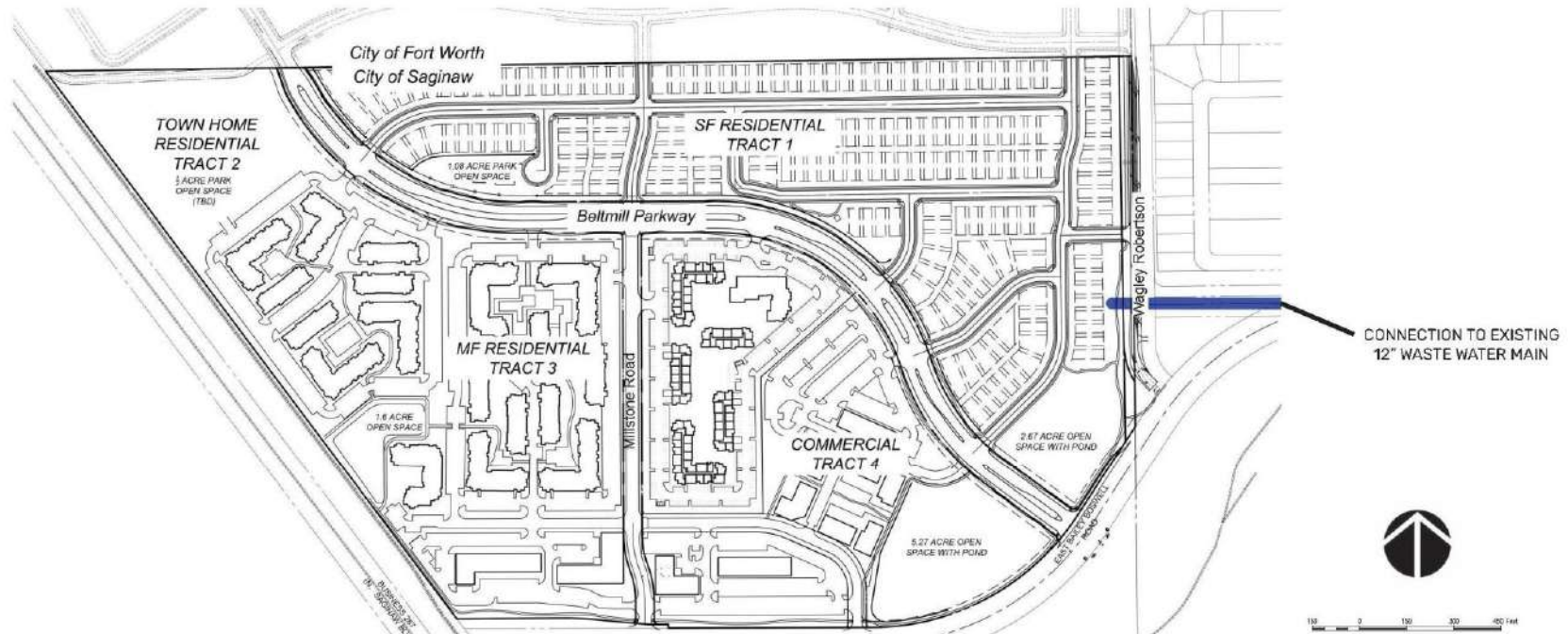
PID EXHIBIT H

EROSION CONTROL

BELTMILL

Saginaw, Texas
JULY 2021

 **MCADAMS**



PID EXHIBIT I

OFF SITE SANITARY SEWER EXTENSION

BELTMILL

Saginaw, Texas
JULY 2021

 **MCADAMS**



PID EXHIBIT J

PARKS AND TRAILS

BELTMILL

Saginaw, Texas
JULY 2021

 **MCADAMS**

EXHIBIT I – FORM OF NOTICE OF ASSESSMENT TERMINATION



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]

Tarrant County Clerk's Office
Honorable [County Clerk Name]
Tarrant County Courts Building
100 E Weatherford Street
Fort Worth, TX 76196

Re: City of Saginaw Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Saginaw is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Saginaw
Attn: [City Secretary]
333 West McLeroy Boulevard
Saginaw, TX 76179

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com
www.P3-Works.com

[City Secretary Name]
333 West McLeroy Boulevard
Saginaw, TX 76179

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 § NOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Saginaw, Texas, a Texas Type A general law municipality.

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Saginaw, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about March 16, 2021, the City Council for the City, approved Resolution No. 2021-_____, creating the Beltnell Public Improvement District; and

WHEREAS, the Beltnill Public Improvement District consists of approximately 115.432 contiguous acres within the corporate limits of the City; and

WHEREAS, on or about December 7, 2021, the City Council approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Beltnill Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Tarrant County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Tarrant County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Tarrant County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

CITY OF SAGINAW, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Saginaw, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT J-1 – DISTRICT LEGAL DESCRIPTION

115.432 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083859 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at an axle found on the easterly line of said 380.90 acre tract at the southwest corner of that certain called 317.63 acre tract of land described in deed in favor of Clarence Sloan, recorded in Volume 1622, Page 102 of the Deed Records of Tarrant County, Texas;

THENCE N 89°55'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 617.63 acre tract and being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the east line of said 380.90 acre tract and the west line of said Lot 7-R, passing the southwest corner thereof and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line thereof a distance of 1257.47 feet to the southeast corner thereof and being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 380.90 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, with the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract and the northeast corner of said 25 acre CFI tract;

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wagley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1056.04 feet to a magnetic nail found at the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wagley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the left having a radius of 795.00 feet, a central angle of 56°44'17" and an arc length of 787.26 feet, whose chord bears S 61°27'03" W, 755.49 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central

angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.34 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 380.90 acre tract;

THENCE N 36°58'20" E, 2216.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract to a 1/2" capped rebar found (Peleton);

THENCE N 89°12'40" E, 3517.44 feet to the **POINT OF BEGINNING** and containing approximately 115.432 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

EXHIBIT J-2 – COMMERCIAL TRACTS LEGAL DESCRIPTION

LEGAL DESCRIPTION

TRACT 4A

12.244 ACRES GROSS

7.676 ACRES NET (MINUS DETENTION POND)

COMMERCIAL TRACT

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 07°41'18" and an arc length of 106.68 feet whose chord bears S 36°55'34" W, 106.60 feet to the **POINT OF BEGINNING**;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract continuing with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 49°02'59" and an arc length of 680.58 feet whose chord bears S 65°17'42" W, 659.99 feet to a point of tangency;

THENCE S 89°49'10" W, 7.96 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract;

THENCE N 45°10'50" W, 14.14 feet;

THENCE N 00°10'50" W, 111.82 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 180.00 feet, a central angle of 65°42'10" and an arc length of 206.41 feet whose chord bears N 33°01'55" W, 195.29 feet;

THENCE N 65°53'00" W, 133.66 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 330.00 feet, a central angle of 19°17'34" and an arc length of 111.12 feet whose chord bears N 75°31'47" W, 110.59 feet;

THENCE N 00°10'50" W, 447.57 feet;

THENCE N 48°43'50" E, 281.00 feet;

THENCE N 43°47'05" E, 125.00 feet;

THENCE with the arc of a curve to the right having a radius of 630.00 feet, a central angle of 25°25'30" and an arc length of 279.56 feet whose chord bears S 31°57'10" E, 277.27 feet to a point of tangency;

THENCE S 19°14'25" E, 35.17 feet to the beginning of a curve to the left;

THENCE with the arc of a curve to the left having a radius of 750.00 feet, a central angle of 34°40'35" and an arc length of 453.91 feet whose chord bears S 36°34'43" E, 447.02 feet to a point of tangency;

THENCE S 53°55'00" E, 284.62 feet

THENCE S 06°50'35" E, 20.43 feet to the **POINT OF BEGINNING** and containing approximately 12.244 acres of land gross and 7.676 acres of land net (minus detention pond).

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 06/16/2021

LEGAL DESCRIPTION

TRACT 4B

4.212 ACRES

COMMERCIAL TRACT

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a point of tangency;

THENCE S 89°49'10" W, 87.97 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to the **POINT OF BEGINNING**;

THENCE S 89°49'10" W, 572.47 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (G&A) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, Texas, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet with the west line of said 0.423 acre tract to a 1/2" capped rebar set (G&A) at the northeast corner thereof;

THENCE S 89°49'10" W, 35.53 feet with the north line of said 0.423 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE N 45°10'50" W, 14.14 feet;

THENCE N 00°10'50" W, 67.15 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 330.00 feet, a central angle of 20°34'51" and an arc length of 118.54 feet whose chord bears N 10°28'16" W, 117.90 feet to a point of reverse curvature;

THENCE with the arc of said curve to the left having a radius of 270.00 feet, a central angle of 20°34'51" and an arc length of 96.99 feet whose chord bears N 10°28'16" W, 96.46 feet;

THENCE N 44°49'00" E, 14.14 feet;

THENCE N 89°48'50" E. 352.72 feet to the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 270.00 feet, a central angle of 24°18'10" and an arc length of 114.52 feet whose chord bears S 78°02'05" E, 113.67 feet to a point of tangency;

THENCE S 65°53'00" E, 133.66 feet to the beginning of a curve to the right;

THENCE with the arc of a curve to the right having a radius of 120.00 feet, a central angle of 65°42'10" and an arc length of 137.61 feet whose chord bears S 33°01'55" E, 130.19 feet to a point of tangency;

THENCE S 00°10'50" E, 111.82 feet;

THENCE S 44°49'10" W, 14.14 feet to the POINT OF BEGINNING and containing approximately 4.212 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 06/16/2021

EXHIBIT J-3 – MULTIFAMILY TRACTS LEGAL DESCRIPTION

LEGAL DESCRIPTION

TRACT 2

7.046 ACRES

MULTI-FAMILY

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre

tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" E, 1,473.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" E, 743.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 747.49 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the right having a radius of 186.50 feet, a central angle of 07°41'53" and an arc length of 25.06 feet whose chord bears S 22°41'46" E, 25.04 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 18°50'50" E, 43.92 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 215.00 feet, a central angle of 12°02'35" and an arc length of 45.09 feet whose chord bears S 24°52'08" E, 45.11 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 30°53'25" E, 15.99 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 850.00 feet, a central angle of 11°51'50" and an arc length of 176.01 feet whose chord bears S 36°49'20" E, 175.69 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 571.88 feet to the **POINT OF BEGINNING** and containing approximately 7.046 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

LEGAL DESCRIPTION

LOT 1 TRACT 3

MULTI-FAMILY

11.486 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre

tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" W, 635.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" W, 838.89 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS), from which a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract bears N 36°58'20" W, 743.0 feet;

THENCE N 53°01'40" E, 571.88 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 29°28'55" and an arc length of 442.32 feet whose chord bears S 57°39'43" E, 437.35 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 536.63 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 405.00 feet to the **POINT OF BEGINNING** and containing approximately 11.486 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 06/16/2021

LEGAL DESCRIPTION

LOT 2 TRACT 3A

15.129 ACRES

MULTI-FAMILY

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre

tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" W, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" W, 344.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS), from which a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract bears N 36°58'20" W, 1,581.89 feet;

THENCE N 53°01'40" E, 405.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 536.63 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 17°36'59" and an arc length of 261.35 feet whose chord bears S 81°22'41" E, 260.32 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 89°48'50" E, 329.33 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 45°11'00" E, 13.89 feet to 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 930.01 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 89°48'50" W, 614.45 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 125.20 feet to the **POINT OF BEGINNING** and containing approximately 15.129 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 06/16/2021

LEGAL DESCRIPTION

LOT 2 TRACT 3B

9.840 ACRES

MULTI-FAMILY

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC, recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1,257.47 feet to the southeast corner of said Lot 6-R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1,995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2,027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1,055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas;

THENCE S 89°12'40" W, 1585.19 feet with the south line of said 241.626 acre tract;

THENCE S 00°47'20" E, 547.95 feet to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 89°48'50" E, 230.75 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 630.00 feet, a central angle of 45°31'15" and an arc length of 500.53 feet whose chord bears S 67°25'33" E, 487.47 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 43°47'05" W, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 48°43'50" W, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 447.87 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 330.00 feet, a central angle of 05°00'37" and an arc length of 28.86 feet whose chord bears N 87°40'52" W, 28.85 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 89°48'50" W, 352.72 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 45°11'00" W, 14.14 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 890.01 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 44°49'00" E, 13.89 feet to the **POINT OF BEGINNING** and containing approximately 9.840 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

Original field work performed during the month of December 2020, corner set in March 2021.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078

08/20/2021

EXHIBIT J-4 – SINGLE FAMILY TRACT LEGAL DESCRIPTION

LEGAL DESCRIPTION

TRACT 1

SF RESIDENTIAL

40.452 ACRES GROSS

36.850 ACRES NET (MINUS POND & WAGLEY ROBERTSON ROW DEDICATION)

196 LOT SF RESIDENTIAL TRACT

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas, and being the **POINT OF BEGINNING**;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 78.87 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract;

THENCE S 46°14'50" W, 19.67 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 210.00 feet, a central angle of 13°09'55" and an arc length of 48.25 feet whose chord bears S 39°39'52" W, 48.15 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 33°04'55" W, 175.52 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 79°34'55" W, 20.65 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 53°55'00" W, 274.65 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 650.00 feet, a central angle of 34°40'35" and an arc length of 393.39 feet whose chord bears N 36°34'43" W, 387.42 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 19°14'25" W, 35.17 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 730.00 feet, a central angle of 70°56'45" and an arc length of 903.91 feet whose chord bears N 54°42'48" W, 847.27 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 89°48'50" W, 638.72 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 59°17'45" and an arc length of 776.18 feet whose chord bears N 60°32'18" W, 742.00 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 30°53'25" W, 80.74 feet to a 1/2" capped rebar set (MCADAMS) on the south line of the
aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 2,674.54 feet with the south line of said 241.626 acre tract to the **POINT OF
BEGINNING** and containing approximately 40.452 acres of land gross and approximately 36.850 acres of
land net of detention pond and Wagley Robertson Road right-of-way.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

PRELIMINARY DOCUMENT:

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.**

MARK PAINE, RPLS 5078 03/18/2021

APPENDIX A – ENGINEER’S REPORT

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**RE: Engineer's Report
Beltmill Development
Saginaw, Texas**

Introduction:

The Beltmill development is a master planned development that will include commercial, multi-family, and residential developments. The development is located at the northeast corner of North Saginaw Boulevard and East Bailey Boswell Road in Saginaw, Tx as shown in Exhibit A. The property totals 115.4 acres and will be divided into 33.6 acres for single family residential lots, 43.4 acres for multi-family, 10.95 acres for commercial, and 4.85 acres for public facilities. The remainder of the property is used for proposed ROW, open space, or necessary easements.

This Engineer's report includes the documents required by the City of Saginaw and the issuance of bonds by the City. Bonds will be used to finance the public infrastructure required for this overall development.

Development Costs:

An Engineer's opinion of probable cost (EOPC) has been prepared for all off-site and on-site infrastructure and is included in Exhibit B

Development Improvements:

Direct Improvements for the development are depicted in Exhibit C through Exhibit J

Development Schedule:

Design Stage

The Preliminary Plat for the entire development has been approved by the City of Saginaw

The design of the on-site and off-site civil construction plans for the developments public infrastructure has been completed and is being reviewed by the City. The public infrastructure plans that serve the overall community have been reviewed and are anticipated to be approved in August 2021. The proposed improvements to Wagley Robertson are under the first review by the City and anticipated to be approved in August 2021.

Construction Stage

The construction of Beltmill Parkway and Millstone Road, which also includes all the public utilities, to serve the adjacent developments, is estimated to begin in July of 2021 with final acceptance estimate in April 2022.

EXHIBIT B		
PID COST SUMMARY		
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORT NOTES APPLY		
PUBLIC IMPROVEMENT DISTRICT		
JULY 7, 2021		
ON-SITE		
Division	Cost	
	Phase I	Phase II
Beltmill Parkway Paving & Street Lights	\$ 1,843,367.57	
Beltmill Parkway Drainage	\$ 743,619.00	
Beltmill Parkway Water	\$ 423,320.00	
Beltmill Parkway Sanitary Sewer	\$ 260,750.00	
Beltmill Parkway Signalization/Intersection Impvts	\$ 250,000.00	
Beltmill Parkway Landscape/Irrigation	\$ 800,612.35	
Wagley Robertson Paving & Street Lights		\$ 280,374.42
Wagley Robertson Drainage		\$ 17,410.00
Wagley Robertson Signalization/Intersection Impvts		\$ 200,000.00
Wagley Robertson Landscape/Irrigation		\$ 31,338.50
Millstone Road Paving & Street Lights	\$ 431,360.72	
Millstone Road Drainage	\$ 763,616.00	
Millstone Road Sewer	\$ 109,735.00	
West Detention Pond Drainage/Excavation Impvts	\$ 372,553.00	
West Detention Pond/Park Improvements	\$ 358,602.50	
East Detention Pond Drainage/Excav Impvts		\$ 146,553.00
East Detention Pond/Park Improvement		\$ 221,832.90
Screening Wall		\$ 300,000.00
Residential Parks		\$ 246,582.00
SUBTOTAL ON-SITE	\$ 6,357,536.13	\$ 1,444,090.82
OFF-SITE		
Division	Cost	
12" Sanitary Sewer Extension	\$ 102,000.00	n/a
SUBTOTAL OFF-SITE	\$ 102,000.00	n/a
SUBTOTAL	\$ 6,459,536.13	\$ 1,444,090.82
Surveying, Platting, Engineering, Permitting, & Staking (15%)	\$ 968,930.42	\$ 216,613.62
Contingency (10%)	\$ 645,953.61	\$ 144,409.08
SUBTOTAL (PHASE I & PHASE II)	\$ 8,074,420.17	\$ 1,805,113.52
OVERALL TOTAL	\$	9,879,533.69

Notes:

1. The costs contained within this preliminary cost opinion are based on average bid prices, as presented to the Engineer, for similar jobs within the local area over the preceding 6-12 months. Costs are subject to change at any time without the Engineer's knowledge. The Engineer is not a professional estimator, for a comprehensive estimate, a professional estimator should be consulted.

2. This OPC does not include the following items: Fees (permitting, impact, assessments, etc.), Amenity features (entry features, landscaping, etc.).

3. Costs for soil remediation for private lots, such as moisture conditioning/poly cover will need to be confirmed by a site specific geotechnical report.



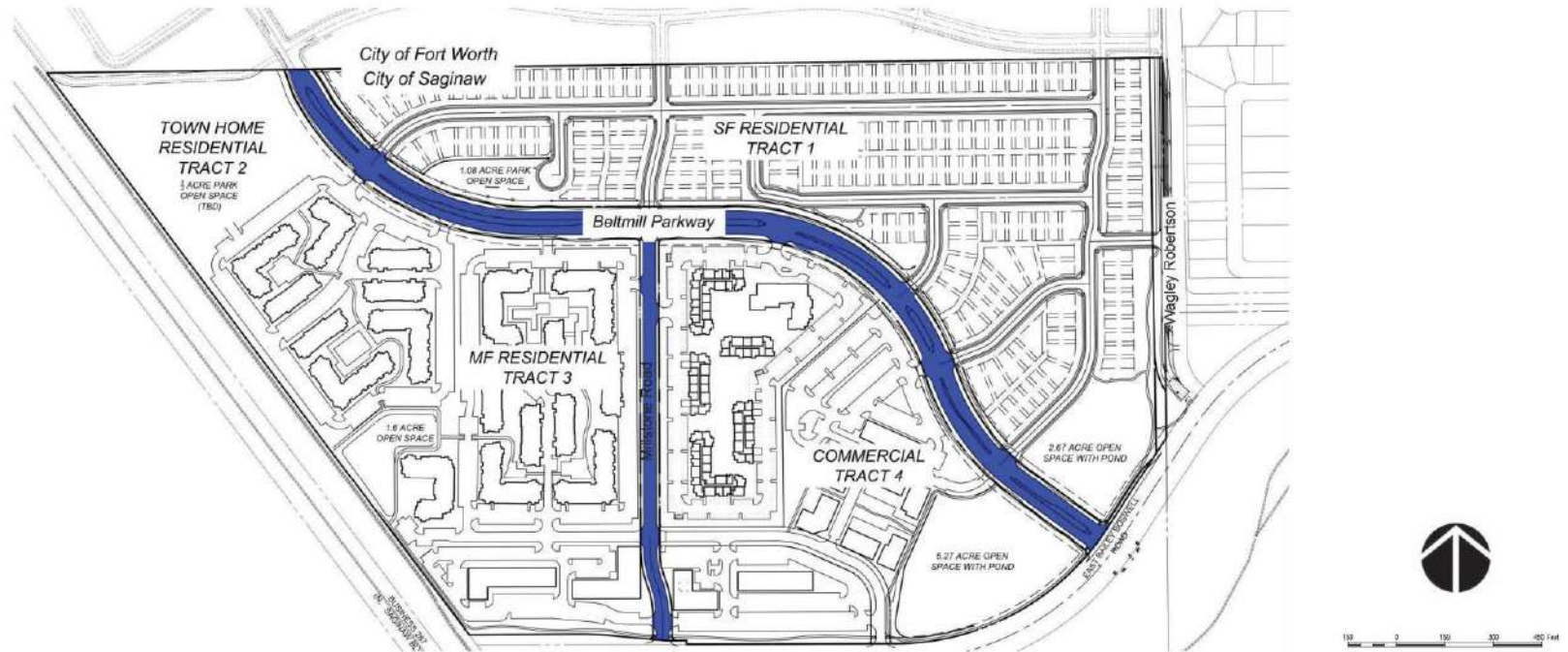
PID EXHIBIT C

ROADWAY IMPROVEMENTS/PHASING PLAN

BELTMILL

Saginaw, Texas
JULY 2021





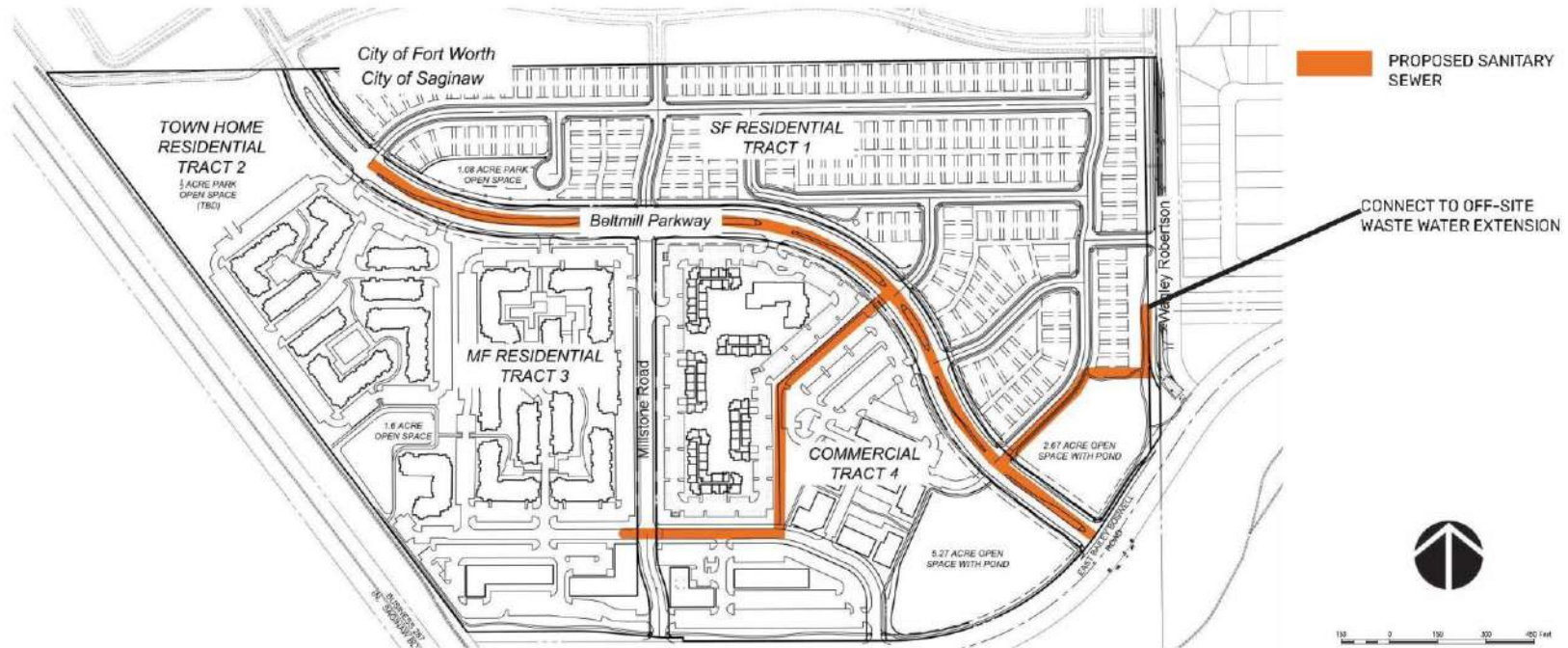
PID EXHIBIT D

PHASE ONE ON-SITE STREETS

BELTMILL

Saginaw, Texas
JULY 2021





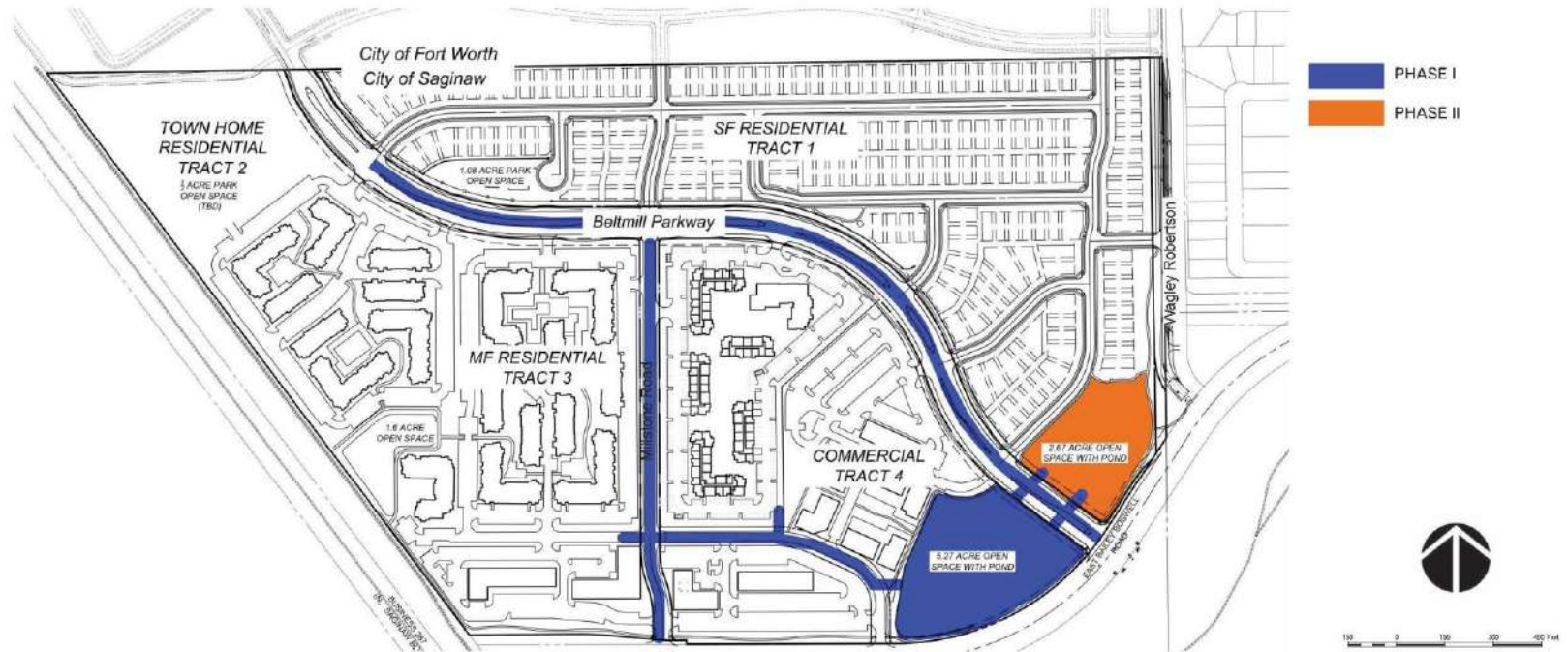
PID EXHIBIT E

ON-SITE SANITARY SEWER

BELTMILL

Saginaw, Texas
JULY 2021





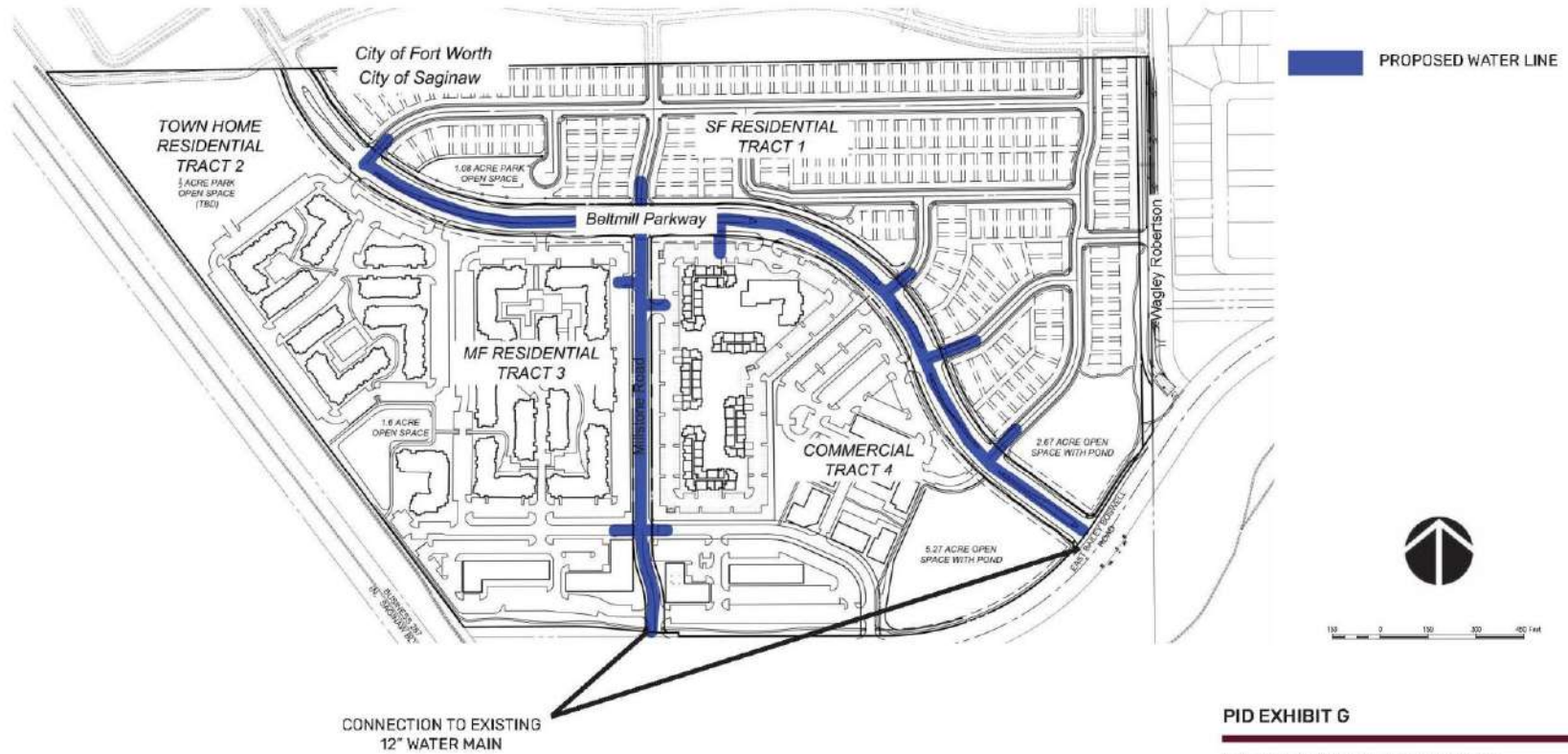
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ON-SITE STORM SEWER

BELTMILL

Saginaw, Texas
JULY 2021

 **MCADAMS**



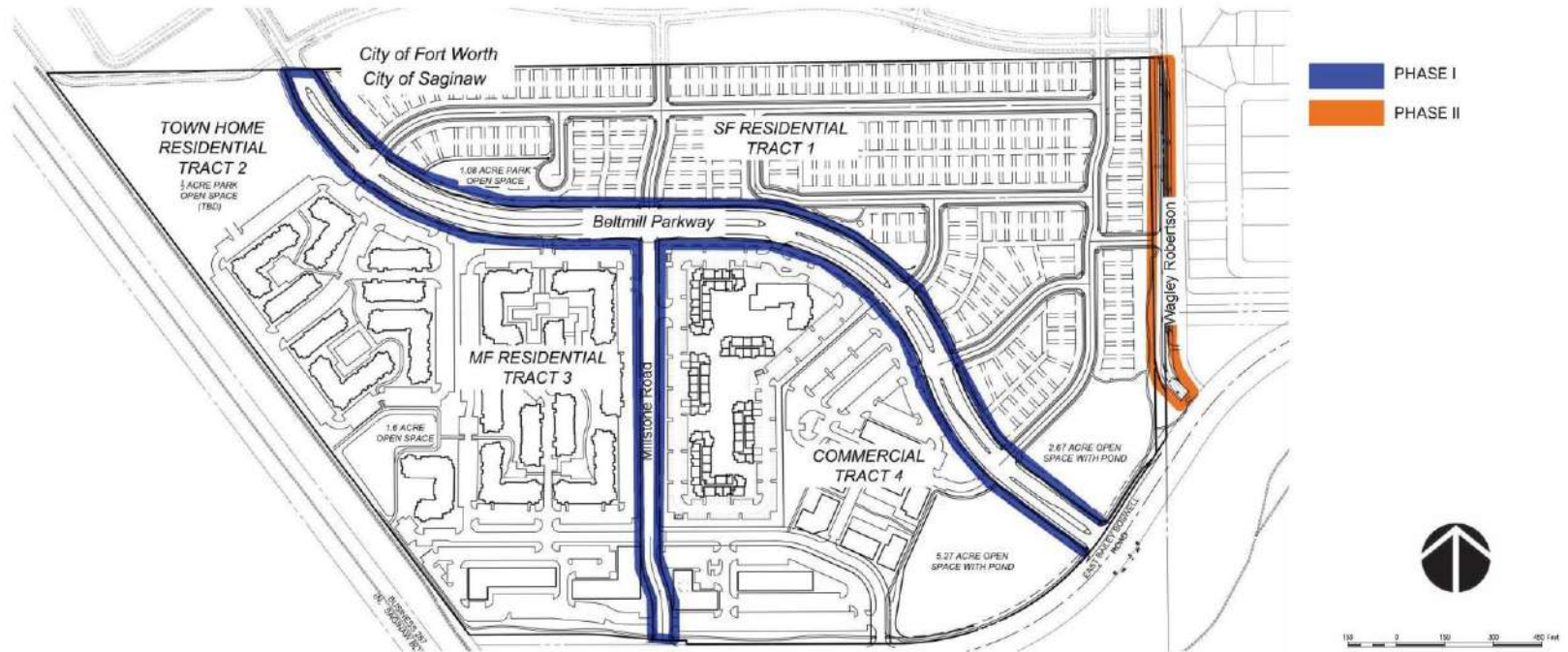
PID EXHIBIT G

ON-SITE WATER DISTRIBUTION

BELTMILL

Saginaw, Texas
JULY 2021

 **McADAMS**



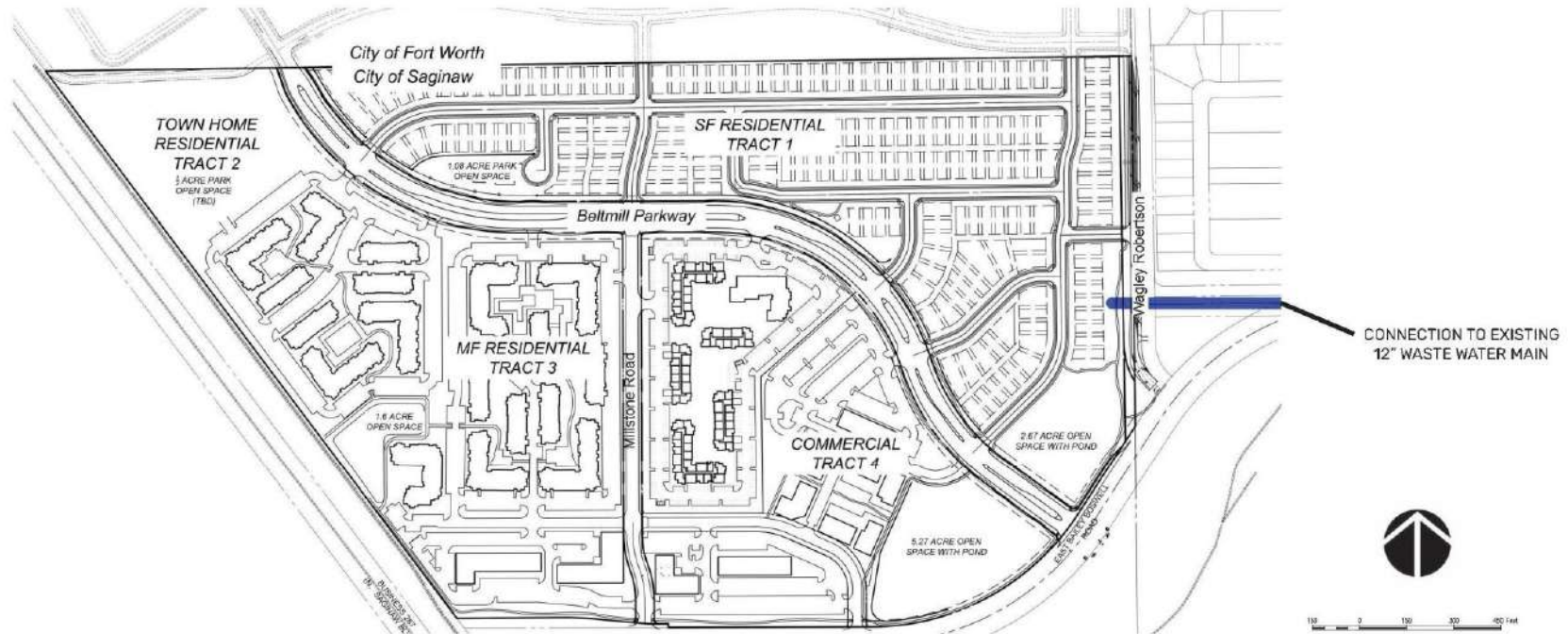
PID EXHIBIT H

EROSION CONTROL

BELTMILL

Saginaw, Texas
JULY 2021

 MCADAMS



PID EXHIBIT I

OFF SITE SANITARY SEWER EXTENSION

BELTMILL

Saginaw, Texas
JULY 2021

 **McADAMS**



PID EXHIBIT J

PARKS AND TRAILS

BELTMILL

Saginaw, Texas
JULY 2021

 MCADAMS

Beltmill Schedule July 2021 - Phase I																																						
Cumulative Weeks	August '21				September '21				October '21				November '21				December '21				January '22				February '22				March '22				April '22					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
DIRT																																						
UTILITIES																																						
FRANCHISE																																						
PAVING																																						
CLEAN UP FINISH																																						
SUBSTANTIAL COMPLETION																																						

Beltmill Schedule July 2021 - Phase II																						
Cumulative Weeks	September '21					October '21					November '21					December '21					January '22	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
DIRT																						
UTILITIES																						
FRANCHISE																						
PAVING																						
CLEAN UP FINISH																						
SUBSTANTIAL COMPLETION																						

APPENDIX B-1 – BELTMILL PUBLIC IMPROVEMENT DISTRICT – COMMERCIAL TRACTS BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

COMMERCIAL TRACTS PRINCIPAL ASSESSMENT: \$1,277,215.33

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - COMMERCIAL TRACTS

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 6,225.98	\$ 6,225.98
2023	\$ 13,813.21	\$ 70,246.84	\$ 6,350.50	\$ 90,410.55
2024	\$ 14,572.93	\$ 69,487.12	\$ 6,477.51	\$ 90,537.56
2025	\$ 15,374.44	\$ 68,685.61	\$ 6,607.06	\$ 90,667.11
2026	\$ 16,220.04	\$ 67,840.01	\$ 6,739.20	\$ 90,799.25
2027	\$ 17,112.14	\$ 66,947.91	\$ 6,873.99	\$ 90,934.03
2028	\$ 26,600.90	\$ 55,085.63	\$ 7,011.46	\$ 88,697.99
2029	\$ 27,821.88	\$ 53,864.64	\$ 7,151.69	\$ 88,838.22
2030	\$ 29,098.91	\$ 52,587.62	\$ 7,294.73	\$ 88,981.26
2031	\$ 30,434.55	\$ 51,251.98	\$ 7,440.62	\$ 89,127.15
2032	\$ 31,831.49	\$ 49,855.03	\$ 7,589.43	\$ 89,275.96
2033	\$ 33,292.56	\$ 48,393.97	\$ 7,741.22	\$ 89,427.75
2034	\$ 34,820.69	\$ 46,865.84	\$ 7,896.05	\$ 89,582.58
2035	\$ 36,418.96	\$ 45,267.57	\$ 8,053.97	\$ 89,740.50
2036	\$ 38,090.59	\$ 43,595.94	\$ 8,215.05	\$ 89,901.58
2037	\$ 39,838.94	\$ 41,847.58	\$ 8,379.35	\$ 90,065.88
2038	\$ 41,667.55	\$ 40,018.98	\$ 8,546.94	\$ 90,233.46
2039	\$ 43,580.09	\$ 38,106.43	\$ 8,717.88	\$ 90,404.40
2040	\$ 45,580.42	\$ 36,106.11	\$ 8,892.23	\$ 90,578.76
2041	\$ 47,672.56	\$ 34,013.97	\$ 9,070.08	\$ 90,756.60
2042	\$ 49,860.73	\$ 31,825.80	\$ 9,251.48	\$ 90,938.01
2043	\$ 52,149.34	\$ 29,537.19	\$ 9,436.51	\$ 91,123.04
2044	\$ 54,542.99	\$ 27,143.53	\$ 9,625.24	\$ 91,311.77
2045	\$ 57,046.52	\$ 24,640.01	\$ 9,817.74	\$ 91,504.27
2046	\$ 59,664.95	\$ 22,021.58	\$ 10,014.10	\$ 91,700.63
2047	\$ 62,403.57	\$ 19,282.95	\$ 10,214.38	\$ 91,900.91
2048	\$ 65,267.90	\$ 16,418.63	\$ 10,418.67	\$ 92,105.20
2049	\$ 68,263.69	\$ 13,422.83	\$ 10,627.04	\$ 92,313.57
2050	\$ 71,397.00	\$ 10,289.53	\$ 10,839.58	\$ 92,526.11
2051	\$ 74,674.12	\$ 7,012.41	\$ 11,056.37	\$ 92,742.90
2052	\$ 78,101.66	\$ 3,584.87	\$ 11,277.50	\$ 92,964.03
Total	\$ 1,277,215.33	\$ 1,185,248.11	\$ 263,853.55	\$ 2,726,316.99

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

APPENDIX B-2 – BELTMILL PUBLIC IMPROVEMENT DISTRICT – MULTIFAMILY TRACTS BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

MULTIFAMILY TRACTS PRINCIPAL ASSESSMENT: \$3,468,979.91

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - MULTIFAMILY TRACTS

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 16,910.07	\$ 16,910.07
2023	\$ 37,517.35	\$ 190,793.89	\$ 17,248.27	\$ 245,559.52
2024	\$ 39,580.80	\$ 188,730.44	\$ 17,593.24	\$ 245,904.48
2025	\$ 41,757.75	\$ 186,553.50	\$ 17,945.10	\$ 246,256.35
2026	\$ 44,054.43	\$ 184,256.82	\$ 18,304.00	\$ 246,615.25
2027	\$ 46,477.42	\$ 181,833.83	\$ 18,670.08	\$ 246,981.33
2028	\$ 72,249.36	\$ 149,615.28	\$ 19,043.48	\$ 240,908.13
2029	\$ 75,565.61	\$ 146,299.03	\$ 19,424.35	\$ 241,289.00
2030	\$ 79,034.07	\$ 142,830.57	\$ 19,812.84	\$ 241,677.48
2031	\$ 82,661.73	\$ 139,202.91	\$ 20,209.10	\$ 242,073.74
2032	\$ 86,455.91	\$ 135,408.74	\$ 20,613.28	\$ 242,477.92
2033	\$ 90,424.23	\$ 131,440.41	\$ 21,025.55	\$ 242,890.19
2034	\$ 94,574.71	\$ 127,289.94	\$ 21,446.06	\$ 243,310.70
2035	\$ 98,915.69	\$ 122,948.96	\$ 21,874.98	\$ 243,739.62
2036	\$ 103,455.92	\$ 118,408.73	\$ 22,312.48	\$ 244,177.12
2037	\$ 108,204.54	\$ 113,660.10	\$ 22,758.73	\$ 244,623.37
2038	\$ 113,171.13	\$ 108,693.51	\$ 23,213.90	\$ 245,078.54
2039	\$ 118,365.68	\$ 103,498.96	\$ 23,678.18	\$ 245,542.82
2040	\$ 123,798.67	\$ 98,065.97	\$ 24,151.74	\$ 246,016.39
2041	\$ 129,481.03	\$ 92,383.61	\$ 24,634.78	\$ 246,499.42
2042	\$ 135,424.21	\$ 86,440.44	\$ 25,127.47	\$ 246,992.12
2043	\$ 141,640.18	\$ 80,224.46	\$ 25,630.02	\$ 247,494.67
2044	\$ 148,141.46	\$ 73,723.18	\$ 26,142.62	\$ 248,007.27
2045	\$ 154,941.16	\$ 66,923.49	\$ 26,665.48	\$ 248,530.12
2046	\$ 162,052.96	\$ 59,811.69	\$ 27,198.79	\$ 249,063.43
2047	\$ 169,491.19	\$ 52,373.46	\$ 27,742.76	\$ 249,607.40
2048	\$ 177,270.83	\$ 44,593.81	\$ 28,297.62	\$ 250,162.26
2049	\$ 185,407.56	\$ 36,457.08	\$ 28,863.57	\$ 250,728.21
2050	\$ 193,917.77	\$ 27,946.87	\$ 29,440.84	\$ 251,305.48
2051	\$ 202,818.60	\$ 19,046.05	\$ 30,029.66	\$ 251,894.30
2052	\$ 212,127.97	\$ 9,736.67	\$ 30,630.25	\$ 252,494.89
Total	\$ 3,468,979.91	\$ 3,219,192.40	\$ 716,639.28	\$ 7,404,811.58

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

APPENDIX B-3 – BELTMILL PUBLIC IMPROVEMENT DISTRICT – SINGLE FAMILY TRACT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

SINGLE FAMILY TRACT PRINCIPAL ASSESSMENT: \$2,433,804.77

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - SINGLE FAMILY TRACT

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 11,863.95	\$ 11,863.95
2023	\$ 26,321.83	\$ 133,859.26	\$ 12,101.23	\$ 172,282.32
2024	\$ 27,769.53	\$ 132,411.56	\$ 12,343.25	\$ 172,524.35
2025	\$ 29,296.86	\$ 130,884.24	\$ 12,590.12	\$ 172,771.21
2026	\$ 30,908.18	\$ 129,272.91	\$ 12,841.92	\$ 173,023.02
2027	\$ 32,608.13	\$ 127,572.96	\$ 13,098.76	\$ 173,279.85
2028	\$ 50,689.50	\$ 104,968.72	\$ 13,360.74	\$ 169,018.95
2029	\$ 53,016.14	\$ 102,642.07	\$ 13,627.95	\$ 169,286.17
2030	\$ 55,449.59	\$ 100,208.63	\$ 13,900.51	\$ 169,558.73
2031	\$ 57,994.72	\$ 97,663.50	\$ 14,178.52	\$ 169,836.74
2032	\$ 60,656.68	\$ 95,001.54	\$ 14,462.09	\$ 170,120.31
2033	\$ 63,440.82	\$ 92,217.40	\$ 14,751.33	\$ 170,409.55
2034	\$ 66,352.75	\$ 89,305.46	\$ 15,046.36	\$ 170,704.57
2035	\$ 69,398.35	\$ 86,259.87	\$ 15,347.29	\$ 171,005.50
2036	\$ 72,583.73	\$ 83,074.49	\$ 15,654.23	\$ 171,312.45
2037	\$ 75,915.32	\$ 79,742.89	\$ 15,967.32	\$ 171,625.53
2038	\$ 79,399.84	\$ 76,258.38	\$ 16,286.66	\$ 171,944.88
2039	\$ 83,044.29	\$ 72,613.93	\$ 16,612.40	\$ 172,270.61
2040	\$ 86,856.02	\$ 68,802.20	\$ 16,944.64	\$ 172,602.86
2041	\$ 90,842.71	\$ 64,815.50	\$ 17,283.54	\$ 172,941.75
2042	\$ 95,012.39	\$ 60,645.82	\$ 17,629.21	\$ 173,287.42
2043	\$ 99,373.46	\$ 56,284.75	\$ 17,981.79	\$ 173,640.01
2044	\$ 103,934.70	\$ 51,723.51	\$ 18,341.43	\$ 173,999.64
2045	\$ 108,705.31	\$ 46,952.91	\$ 18,708.26	\$ 174,366.47
2046	\$ 113,694.88	\$ 41,963.34	\$ 19,082.42	\$ 174,740.64
2047	\$ 118,913.48	\$ 36,744.74	\$ 19,464.07	\$ 175,122.29
2048	\$ 124,371.60	\$ 31,286.61	\$ 19,853.35	\$ 175,511.57
2049	\$ 130,080.26	\$ 25,577.96	\$ 20,250.42	\$ 175,908.63
2050	\$ 136,050.94	\$ 19,607.27	\$ 20,655.43	\$ 176,313.64
2051	\$ 142,295.68	\$ 13,362.53	\$ 21,068.53	\$ 176,726.75
2052	\$ 148,827.05	\$ 6,831.16	\$ 21,489.90	\$ 177,148.12
Total	\$ 2,433,804.77	\$ 2,258,556.12	\$ 502,787.60	\$ 5,195,148.49

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

**APPENDIX B-4 – BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE
COMMERCIAL BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE COMMERCIAL (PER ACRE) PRINCIPAL ASSESSMENT: \$108,606.75

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE COMMERCIAL (PER ACRE)

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 529.42	\$ 529.42
2023	\$ 1,174.59	\$ 5,973.37	\$ 540.01	\$ 7,687.97
2024	\$ 1,239.19	\$ 5,908.77	\$ 550.81	\$ 7,698.77
2025	\$ 1,307.35	\$ 5,840.61	\$ 561.82	\$ 7,709.79
2026	\$ 1,379.25	\$ 5,768.71	\$ 573.06	\$ 7,721.02
2027	\$ 1,455.11	\$ 5,692.85	\$ 584.52	\$ 7,732.49
2028	\$ 2,261.98	\$ 4,684.15	\$ 596.21	\$ 7,542.35
2029	\$ 2,365.81	\$ 4,580.33	\$ 608.14	\$ 7,554.27
2030	\$ 2,474.40	\$ 4,471.74	\$ 620.30	\$ 7,566.43
2031	\$ 2,587.97	\$ 4,358.16	\$ 632.71	\$ 7,578.84
2032	\$ 2,706.76	\$ 4,239.37	\$ 645.36	\$ 7,591.49
2033	\$ 2,831.00	\$ 4,115.13	\$ 658.27	\$ 7,604.40
2034	\$ 2,960.94	\$ 3,985.19	\$ 671.43	\$ 7,617.57
2035	\$ 3,096.85	\$ 3,849.28	\$ 684.86	\$ 7,630.99
2036	\$ 3,239.00	\$ 3,707.14	\$ 698.56	\$ 7,644.69
2037	\$ 3,387.67	\$ 3,558.47	\$ 712.53	\$ 7,658.66
2038	\$ 3,543.16	\$ 3,402.97	\$ 726.78	\$ 7,672.91
2039	\$ 3,705.79	\$ 3,240.34	\$ 741.32	\$ 7,687.45
2040	\$ 3,875.89	\$ 3,070.25	\$ 756.14	\$ 7,702.28
2041	\$ 4,053.79	\$ 2,892.34	\$ 771.27	\$ 7,717.40
2042	\$ 4,239.86	\$ 2,706.28	\$ 786.69	\$ 7,732.82
2043	\$ 4,434.47	\$ 2,511.67	\$ 802.42	\$ 7,748.56
2044	\$ 4,638.01	\$ 2,308.12	\$ 818.47	\$ 7,764.61
2045	\$ 4,850.89	\$ 2,095.24	\$ 834.84	\$ 7,780.98
2046	\$ 5,073.55	\$ 1,872.58	\$ 851.54	\$ 7,797.67
2047	\$ 5,306.43	\$ 1,639.71	\$ 868.57	\$ 7,814.70
2048	\$ 5,549.99	\$ 1,396.14	\$ 885.94	\$ 7,832.07
2049	\$ 5,804.74	\$ 1,141.40	\$ 903.66	\$ 7,849.79
2050	\$ 6,071.17	\$ 874.96	\$ 921.73	\$ 7,867.87
2051	\$ 6,349.84	\$ 596.29	\$ 940.17	\$ 7,886.30
2052	\$ 6,641.30	\$ 304.84	\$ 958.97	\$ 7,905.10
Total	\$ 108,606.75	\$ 100,786.40	\$ 22,436.53	\$ 231,829.68

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

APPENDIX B-5 – BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTIFAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE MULTIFAMILY (PER ACRE) PRINCIPAL ASSESSMENT: \$79,765.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE MULTIFAMILY (PER ACRE)

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 388.83	\$ 388.83
2023	\$ 862.67	\$ 4,387.08	\$ 396.60	\$ 5,646.34
2024	\$ 910.11	\$ 4,339.63	\$ 404.54	\$ 5,654.28
2025	\$ 960.17	\$ 4,289.57	\$ 412.63	\$ 5,662.37
2026	\$ 1,012.98	\$ 4,236.76	\$ 420.88	\$ 5,670.62
2027	\$ 1,068.69	\$ 4,181.05	\$ 429.30	\$ 5,679.04
2028	\$ 1,661.29	\$ 3,440.22	\$ 437.88	\$ 5,539.39
2029	\$ 1,737.54	\$ 3,363.97	\$ 446.64	\$ 5,548.15
2030	\$ 1,817.29	\$ 3,284.22	\$ 455.57	\$ 5,557.08
2031	\$ 1,900.71	\$ 3,200.80	\$ 464.68	\$ 5,566.19
2032	\$ 1,987.95	\$ 3,113.56	\$ 473.98	\$ 5,575.49
2033	\$ 2,079.20	\$ 3,022.31	\$ 483.46	\$ 5,584.97
2034	\$ 2,174.63	\$ 2,926.88	\$ 493.13	\$ 5,594.64
2035	\$ 2,274.45	\$ 2,827.06	\$ 502.99	\$ 5,604.50
2036	\$ 2,378.84	\$ 2,722.67	\$ 513.05	\$ 5,614.56
2037	\$ 2,488.03	\$ 2,613.48	\$ 523.31	\$ 5,624.82
2038	\$ 2,602.23	\$ 2,499.28	\$ 533.78	\$ 5,635.28
2039	\$ 2,721.68	\$ 2,379.83	\$ 544.45	\$ 5,645.96
2040	\$ 2,846.60	\$ 2,254.91	\$ 555.34	\$ 5,656.85
2041	\$ 2,977.26	\$ 2,124.25	\$ 566.45	\$ 5,667.96
2042	\$ 3,113.92	\$ 1,987.59	\$ 577.78	\$ 5,679.29
2043	\$ 3,256.84	\$ 1,844.66	\$ 589.33	\$ 5,690.84
2044	\$ 3,406.33	\$ 1,695.18	\$ 601.12	\$ 5,702.63
2045	\$ 3,562.68	\$ 1,538.82	\$ 613.14	\$ 5,714.65
2046	\$ 3,726.21	\$ 1,375.30	\$ 625.40	\$ 5,726.91
2047	\$ 3,897.25	\$ 1,204.26	\$ 637.91	\$ 5,739.42
2048	\$ 4,076.13	\$ 1,025.38	\$ 650.67	\$ 5,752.18
2049	\$ 4,263.22	\$ 838.29	\$ 663.68	\$ 5,765.19
2050	\$ 4,458.90	\$ 642.60	\$ 676.96	\$ 5,778.47
2051	\$ 4,663.57	\$ 437.94	\$ 690.50	\$ 5,792.01
2052	\$ 4,877.63	\$ 223.88	\$ 704.31	\$ 5,805.81
Total	\$ 79,765.00	\$ 74,021.44	\$ 16,478.25	\$ 170,264.69

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.

APPENDIX B-6 – BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE SINGLE FAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE SINGLE FAMILY PRINCIPAL ASSESSMENT: \$12,417.37

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltnell Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE SINGLE FAMILY

Annual Installemnt Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2022	\$ -	\$ -	\$ 60.53	\$ 60.53
2023	\$ 134.30	\$ 682.96	\$ 61.74	\$ 878.99
2024	\$ 141.68	\$ 675.57	\$ 62.98	\$ 880.23
2025	\$ 149.47	\$ 667.78	\$ 64.24	\$ 881.49
2026	\$ 157.69	\$ 659.56	\$ 65.52	\$ 882.77
2027	\$ 166.37	\$ 650.88	\$ 66.83	\$ 884.08
2028	\$ 258.62	\$ 535.55	\$ 68.17	\$ 862.34
2029	\$ 270.49	\$ 523.68	\$ 69.53	\$ 863.70
2030	\$ 282.91	\$ 511.27	\$ 70.92	\$ 865.10
2031	\$ 295.89	\$ 498.28	\$ 72.34	\$ 866.51
2032	\$ 309.47	\$ 484.70	\$ 73.79	\$ 867.96
2033	\$ 323.68	\$ 470.50	\$ 75.26	\$ 869.44
2034	\$ 338.53	\$ 455.64	\$ 76.77	\$ 870.94
2035	\$ 354.07	\$ 440.10	\$ 78.30	\$ 872.48
2036	\$ 370.33	\$ 423.85	\$ 79.87	\$ 874.04
2037	\$ 387.32	\$ 406.85	\$ 81.47	\$ 875.64
2038	\$ 405.10	\$ 389.07	\$ 83.10	\$ 877.27
2039	\$ 423.70	\$ 370.48	\$ 84.76	\$ 878.93
2040	\$ 443.14	\$ 351.03	\$ 86.45	\$ 880.63
2041	\$ 463.48	\$ 330.69	\$ 88.18	\$ 882.36
2042	\$ 484.76	\$ 309.42	\$ 89.94	\$ 884.12
2043	\$ 507.01	\$ 287.17	\$ 91.74	\$ 885.92
2044	\$ 530.28	\$ 263.90	\$ 93.58	\$ 887.75
2045	\$ 554.62	\$ 239.56	\$ 95.45	\$ 889.62
2046	\$ 580.08	\$ 214.10	\$ 97.36	\$ 891.53
2047	\$ 606.70	\$ 187.47	\$ 99.31	\$ 893.48
2048	\$ 634.55	\$ 159.63	\$ 101.29	\$ 895.47
2049	\$ 663.67	\$ 130.50	\$ 103.32	\$ 897.49
2050	\$ 694.14	\$ 100.04	\$ 105.38	\$ 899.56
2051	\$ 726.00	\$ 68.18	\$ 107.49	\$ 901.67
2052	\$ 759.32	\$ 34.85	\$ 109.64	\$ 903.82
Total	\$ 12,417.37	\$ 11,523.25	\$ 2,565.24	\$ 26,505.86

Notes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

2) Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act. Interest is calculated at 4.59% each year thereafter, which is 2% above the Bond Buyer Index of 2.59% dated 11/04/2021, as allowed by the PID Act.



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Rick Trice, P.E.
Director of Public Works

Agenda Items: (8)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

PUBLIC HEARING – Consideration and Action Regarding a Text Amendment to the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) amending the regulations for Article 8, Section 8-3, Subparagraph A.3. pertaining to Patio Covers (Ordinance No. 2021-26)

BACKGROUND/DISCUSSION:

Staff has received a request to consider amending Article 8, Section 8-3, Subparagraph A.3. pertaining to Patio Covers to allow a patio cover changing the maximum dimensions and height. Currently the Ordinance requires that the maximum area of a patio cover cannot exceed 225 square feet and that the maximum dimension cannot exceed 15 feet. The amendment (Ordinance 2021-26) would allow that a patio cover not be restricted to size so long as it does not encroach to within 5 feet of the rear property line, or any portion of the required side yard or easement.

Article 8, Section 8-3, Subparagraph A.3. of the Zoning Regulations of the City of Saginaw is hereby amended to read as follows:

“Sec. 8-3. General yard requirements.

* * *

A. *Projections of structural features.*

* * *

3. A patio cover may be constructed in a required rear yard setback provided that:

- a. *Maximum height.* Maximum height of a patio cover shall not exceed 12’ unless tied into an existing gable; or creating a gable end requires a higher elevation, as approved by the building official. In no case shall a cover be constructed that exceeds

one story in height.

b . *Distance.* The distance from any of the patio cover's components cannot be within 5 feet of the rear property line, or within any portion of the required side yard or easement.

c . *Enclosure.* The cover cannot be enclosed with any material, permanent or temporary, and must be open on at least three sides.

d . *Materials.* All materials used in the construction of the cover must be weatherproof or painted.

e. *Metal roofing.* Metal roofing shall be a minimum of 26-gauge thickness.

f . *Drainage runoff.* The cover must not be constructed in a manner that will redirect or divert the existing drainage runoff in a way that negatively impacts adjacent property.”

The Planning and Zoning Commission considered the item at its November 9, 2021 and after discussion was recommended for City Council approval by a 4-1 vote.

FINANCIAL IMPACT:

N.A.

RECOMMENDATION:

It is recommended that the City Council adopt Ordinance No. 2021-26 as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

Ordinance 2021-26 Patio Covers

P&Z Packet Agenda Item 11-9-21

P&Z Minutes 11-9-21

**CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-26**

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE ZONING REGULATIONS OF THE CITY BY AMENDING ARTICLE 8, SECTION 8-3, BY REMOVING TWO SUBSECTIONS; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council of the City of Saginaw previously adopted Ordinance No. 2010-08, amending Ordinance 2002-04, and creating a Subparagraph A.3, allowing construction of outdoor patio covers; and

WHEREAS, the City Council of the City of Saginaw has determined that regulations should be amended to remove two provisions of at Subparagraph specifying maximum area and dimensions; and

WHEREAS, the Zoning Regulations require that all public hearings, both before the Planning and Zoning Commission and City Council, associated with a proposed change in zoning regulations, be preceded by published newspaper-notice of the same; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and Section 1-3 of the Zoning Regulations and all other laws dealing with notice, publication and procedural requirements for the amendment proposed.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

SECTION 1

That Article 8, Section 8-3, Subparagraph A.3. of the Zoning Regulations of the City of Saginaw is hereby amended to read as follows:

Sec. 8-3. General yard requirements.

* * *

A. *Projections of structural features.*

* * *

3. A patio cover may be constructed in a required rear yard setback provided that:
 - a. *Maximum height.* Maximum height of a patio cover shall not exceed 12' unless tied into an existing gable; or creating a gable end requires a higher elevation, as approved by the building official. In no case shall a cover be constructed that exceeds one story in height.
 - b. *Distance.* The distance from any of the patio cover's components cannot be within 5 feet of the rear property line, or within any portion of the required side yard or easement.
 - c. *Enclosure.* The cover cannot be enclosed with any material, permanent or temporary, and must be open on at least three sides.
 - d. *Materials.* All materials used in the construction of the cover must be weatherproof or painted.
 - e. *Metal roofing.* Metal roofing shall be a minimum of 26-gauge thickness.
 - f. *Drainage runoff.* The cover must not be constructed in a manner that will redirect or divert the existing drainage runoff in a way that negatively impacts adjacent property.

SECTION 2

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 4

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 7

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this ____ day of November, 2021 at a regular meeting of the City Council of the City of Saginaw, Texas.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney



DATE: November 9, 2021 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director of Public Works

SUBJECT: PUBLIC HEARING – Consideration and Action Regarding a Text Amendment to the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) amending the regulations for Article 8, Section 8-3, Subparagraph A.3. pertaining to Patio Covers

Staff has received a request to consider amending Article 8, Section 8-3, Subparagraph A.3. pertaining to Patio Covers to allow a patio cover changing the maximum dimensions and height. Currently the Ordinance requires that the maximum area of a patio cover cannot exceed 225 square feet and that the maximum dimension cannot exceed 15 feet. The amendment would allow that a patio cover not be restricted to size so long as it does not encroach to within 5 feet of the rear property line, or any portion of the required side yard or easement.

Article 8, Section 8-3, Subparagraph A.3. of the Zoning Regulations of the City of Saginaw is hereby amended to read as follows:

“Sec. 8-3. General yard requirements.

* * *

A. *Projections of structural features.*

* * *

3. A patio cover may be constructed in a required rear yard setback provided that:

- a. *Maximum height.* Maximum height of a patio cover shall not exceed 12’ unless tied into an existing gable; or creating a gable end requires a higher elevation, as approved by the building official. In no case shall a cover be constructed that exceeds one story in height.

- b. *Distance.* The distance from any of the patio cover's components cannot be within 5 feet of the rear property line, or within any portion of the required side yard or easement.
- c. *Enclosure.* The cover cannot be enclosed with any material, permanent or temporary, and must be open on at least three sides.
- d. *Materials.* All materials used in the construction of the cover must be weatherproof or painted.
- e. *Metal roofing.* Metal roofing shall be a minimum of 26-gauge thickness.
- f. *Drainage runoff.* The cover must not be constructed in a manner that will redirect or divert the existing drainage runoff in a way that negatively impacts adjacent property."

If you have any questions, please let me know.

**CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-**

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE ZONING REGULATIONS OF THE CITY BY AMENDING ARTICLE 8, SECTION 8-3, BY REMOVING TWO SUBSECTIONS; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council of the City of Saginaw previously adopted Ordinance No. 2010-08, amending Ordinance 2002-04, and creating a Subparagraph A.3, allowing construction of outdoor patio covers; and

WHEREAS, the City Council of the City of Saginaw has determined that regulations should be amended to remove two provisions of at Subparagraph specifying maximum area and dimensions; and

WHEREAS, the Zoning Regulations require that all public hearings, both before the Planning and Zoning Commission and City Council, associated with a proposed change in zoning regulations, be preceded by published newspaper-notice of the same; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and Section 1-3 of the Zoning Regulations and all other laws dealing with notice, publication and procedural requirements for the amendment proposed.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF SAGINAW, TEXAS:**

SECTION 1

That Article 8, Section 8-3, Subparagraph A.3. of the Zoning Regulations of the City of Saginaw is hereby amended to read as follows:

Sec. 8-3. General yard requirements.

* * *

A. *Projections of structural features.*

* * *

3. A patio cover may be constructed in a required rear yard setback provided that:
 - a. *Maximum height.* Maximum height of a patio cover shall not exceed 12' unless tied into an existing gable; or creating a gable end requires a higher elevation, as approved by the building official. In no case shall a cover be constructed that exceeds one story in height.
 - b. *Distance.* The distance from any of the patio cover's components cannot be within 5 feet of the rear property line, or within any portion of the required side yard or easement.
 - c. *Enclosure.* The cover cannot be enclosed with any material, permanent or temporary, and must be open on at least three sides.
 - d. *Materials.* All materials used in the construction of the cover must be weatherproof or painted.
 - e. *Metal roofing.* Metal roofing shall be a minimum of 26 gauge thickness.
 - f. *Drainage runoff.* The cover must not be constructed in a manner that will redirect or divert the existing drainage runoff in a way that negatively impacts adjacent property.

SECTION 2

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 4

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 7

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this ____ day of November, 2020 at a regular meeting of the City Council of the City of Saginaw, Texas.

Todd Flipppo, Mayor

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0047050
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
FTW - Legal Ads
Final Cost:
536.60
Payment Type:
Account Billed
User ID:
IPL0021071

ACCOUNT INFORMATION

CITY OF SAGINAW IP
PO BOX 79070
FORT WORTH, TX 76179-0070
817-232-4640
jengland@ci.saginaw.tx.us
CITY OF SAGINAW

TRANSACTION REPORT

Date
October 27, 2021 10:34:00 AM EDT
Amount:
536.60

SCHEDULE FOR AD NUMBER IPL00470500

October 28, 2021
Fort Worth Star-Telegram

PREVIEW FOR AD NUMBER IPL00470500**CITY OF SAGINAW
PUBLIC NOTICE**

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on November 9, 2021 to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) amending the regulations for Article 8, Section 8-3, Subparagraph A.3. pertaining to Patio Covers. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on November 16, 2021, to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be held in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.

**FINAL ACTION IS TAKEN BY CITY
COUNCIL ON PUBLIC HEARING
CASES.**

Please direct any questions regarding this matter to Rick Trice, Director of Public Works, 817-230-0500
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

**MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCCLEROY BOULEVARD
NOVEMBER 9, 2021**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Freddie Vasquez
Brack St. Clair
Jim Makens
Jack Rowe
Daniel Dewey
Doug Powell
Jon Julien
Don Allen

(1) Call to Order

Chairman Lewis called the meeting to order at 6:10 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Members Barngrover, Julien and Alternate Member Wooten.

(3) Audience participation

Chairman Lewis explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on October 12, 2021 were presented for approval. Alternate Member Wooten stated that he had made the motion to approve the October 12, 2021 minutes and not Member Barngrover. A motion was made by Alternate Member Wooten with a second by Member Barngrover to approve the minutes for September 14, 2021 with the correction noted. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere. Alternate Member Villarreal

(5) PZ 1121-01 PUBLIC HEARING

Consideration And Action For A Request To Amend A Portion Of The Planned Development, Beltmill That Was Approved By City Council On April 20, 2021, Revising Tracts 2 and 3 Comprising Approximately 45.069 Acres Out of the Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas Located North of East Bailey Boswell Rd, East of Business 387 and West of Wagley Robertson Road

Chairman Lewis opened the Public Hearing at 6:12 p.m.

DPW Trice reviewed the information in the members' packets and discussed the spread sheet showing a comparison between existing and proposed.

Doug Powell, Engineer for the project, showed a power point presentation that compared this revision with the original Beltmill PD. DPW Trice and Mr. Powell answered the members questions and addressed their concerns.

Chairman Lewis closed the Public Hearing at 6:24 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve the request to amend a portion of the Beltmill Planned Development, revising tracts 2 and 3.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere. Alternate Member Villarreal

(6) PZ 1121-02 PUBLIC HEARING

Consideration And Action Regarding A Text Amendment To The Code Of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending The Regulations For Article 8, Section 8-3 Subparagraph A.3, Pertaining to Patio Covers

Chairman Lewis opened the Public Hearing at 6:25 p.m.

DPW Trice briefly explained this request stating staff had received a request to consider an amendment to change the regulation for patio covers changing the maximum dimensions and Height. He answered the members questions and addressed their concerns.

There was a discussion regarding several items of concern including ground surface required, metal roofing, building materials, difference in attached to main structure and detached structures.

Chairman Lewis closed the Public Hearing at 6:45 p.m.

Discussion followed regarding requiring same building materials as the main structure. Attorney Hale advised that state legislature had been passed in 2019 that restricted cities from requiring certain building materials.

Brack St. Clair asked to speak to the Commission

Chairman Lewis opened the Public Hearing again at 6:45 p.m.

Brack St. Clair, 421 Creek Terrace, Saginaw, Texas 76131, explained to the Commission why he had made the request to amend the ordinance.

Chairman Lewis closed the Public Hearing at 6:49 p.m.

A motion was made by Alternate Member Wooten to recommend that the City Council approve the text amendment to the regulations for patio covers with a stipulation added that all building materials for the patio must match the existing structure.

Motion failed for lack of a second.

A motion was made by Vice Chairman Haney with a second by Member Julien to recommend that the City Council approve the amendment to the Zoning Ordinance No. 2002-04, Article 8, Section 8-3 Subparagraph A.3, pertaining to patio covers as presented. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Julien

Against: Alternate Member Wooten

Absent Member LaBruyere. Alternate Member Villarreal

(7) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Update Commission of City Council Action on Previous Cases

DPW Trice reviewed several of the current projects under construction in the City.

(8) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item,

when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held

(9) Adjournment

Motion was made by Vice Chairman Haney with a second by Member Barngrover to adjourn the meeting. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Julien, Alternate Member Wooten

Against: None

Absent Member LaBruyere. Alternate Member Villarreal

Chairman Lewis declared the meeting of November 9, 2021 closed at 6:55 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Gabe Reaume
City Manager

Agenda Items: (9)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:

Consideration and Action regarding Recommendation from Reinvestment Zone No. 1, City of Saginaw, Texas Board of Directors regarding Ordinance No. 2021-27, Reinvestment Zone No. 1, City of Saginaw, Texas Final Project and Finance Plan

BACKGROUND/DISCUSSION:

This is a follow up from the October 19th City Council Meeting. You will recall that the City Council approved Ordinance No. 2021-24 creating Tax Increment Reinvestment Zone No. 1. The ordinance contained a draft of a project and finance plan. Ordinance No. 2021-27 addresses the Final Project and Finance Plan.

FINANCIAL IMPACT:

None at this time.

RECOMMENDATION:

The Reinvestment Zone No. 1, City of Saginaw, Texas, Board of Directors is scheduled to meet prior to the City Council Meeting regarding this item to vote on a recommendation regarding the Final Project and Finance Plan.

ATTACHMENTS:

Description

Ordinance 2021-27

Ordinance 2021-27 Exhibit A

**CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-27**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, APPROVING A FINAL TAX INCREMENT REINVESTMENT ZONE PROJECT AND FINANCE PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF SAGINAW, TEXAS; MAKING CERTAIN FINDINGS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, on November 2, 2021, the City Council of the City of Saginaw, Texas (the "City Council"), by the adoption of Ordinance No. 2021-24, created Reinvestment Zone Number One, City of Saginaw, Texas; and

WHEREAS, Section 311.011(d), Texas Tax Code, provides that the City Council must approve a project plan and reinvestment zone finance plan after its adoption by the board of the reinvestment zone; and

WHEREAS, on November 16, 2021, the Board of Reinvestment Zone Number One, City of Saginaw, Texas approved the *Final Project and Finance Plan for Reinvestment Zone Number One, City of Saginaw, Texas* (the "Final Project and Finance Plan"), a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 311.011(d), Texas Tax Code, the City Council finds that the Final Project and Finance Plan is feasible.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

SECTION 1. RECITALS. That the recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. PROJECT AND FINANCE PLAN APPROVAL. That the City Council does hereby approve the Final Project and Finance Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein for all purposes.

SECTION 3. PROVISIONS CUMULATIVE. That this Ordinance shall be cumulative of all provisions of ordinances of the City of Saginaw and the Saginaw City Code, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4. SEVERABILITY. That if any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED AND APPROVED on this the 16th day of November, 2021.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Exhibit A

**Reinvestment Zone Number One, City of Saginaw, Texas
Final Project and Finance Plan**

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REINVESTMENT ZONE NUMBER ONE,
CITY OF SAGINAW, TEXAS
FINAL PROJECT AND FINANCE PLAN
NOVEMBER 16, 2021

TABLE OF CONTENTS

Table of Contents	1
Section 1: Introduction	2
Section 2: Description and Maps	4
Section 3: Proposed Changes to Ordinances, Plans, Codes, Rules, and Regulations	4
Section 4: Relocation of Displaced Persons	4
Section 5: Estimated Non-Project Costs	5
Section 6: Proposed Public Improvements	5
Section 7: Estimated Project Costs	5
Section 8: Economic Feasibility	6
Section 9: Estimated Bonded Indebtedness	7
Section 10: Appraised Value	7
Section 11: Method of Financing	7
Section 12: Duration of the Zone, Termination	8
List of Exhibits	9
Exhibit A – Map of the Zone.....	10
Exhibit B – Non-Project Costs	11
Exhibit C – Project Costs.....	12
Exhibit D – Estimated Timeline of Incurred Costs.....	13
Exhibit E – Feasibility Study.....	14
Exhibit F – Proposed Uses of the Zone	15
Exhibit G – Map of the Public Improvements	16
Exhibit H – Parcel Identification	17

SECTION 1: INTRODUCTION

1.1 Authority and Purpose

The City of Saginaw, Texas, a Texas home-rule municipality (the “City”) has the authority under Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended (the “Act”) to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the governing body of the City (the “City Council”) has determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

1.3 The Zone

The City Council created a tax increment reinvestment zone known as “*Reinvestment Zone Number One, City of Saginaw, Texas*” (the “Zone”) that includes approximately 128.8 acres of land which parcels are identified on **Exhibit H** and depicted on **Exhibit A** (the “Property”). The Property is currently zoned agriculture, community commercial, planned development, light industrial, community facilities, multifamily and single-family. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately open and undeveloped due to factors such as the lack of public infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the public improvements, and other projects are financed as contemplated by this Final Plan (hereinafter defined), the City

envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, Tarrant County, (the “County”), and Tarrant County College District (the “College District”), quality master planned residential and commercial development.

1.4 Preliminary Plan and Hearing

Before the City Council adopted the ordinance designating the Zone (the “Creation Ordinance”), the City Council prepared a preliminary reinvestment zone financing plan in accordance with the Act and held a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons were given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property will be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the Preliminary Plan dated November 2, 2021 (the “Preliminary Plan”), the purpose of which was to describe, in general terms, the public improvements that will be undertaken and financed by the Zone. A description of how such public improvements and projects will be undertaken and financed is provided within this Final Plan, which requires approval by the Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council adopted the Creation Ordinance in accordance with the Act creating the Zone finding that (1) development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) the Zone is feasible, and (3) improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City. Among other provisions required by the Act, the Creation Ordinance appointed a Board of Directors for the Zone (the “Board”).

1.6 Board Recommendations

After the creation of the Zone, the Board reviewed the Preliminary Plan and approved and recommended to the City Council this “*Reinvestment Zone Number One, City of Saginaw, Texas, Final Project and Finance Plan*” (this “Final Plan”), pursuant to which the City will contribute a portion of its ad valorem tax increment attributable to new development in the Zone (the “Tax Increment”) into a tax increment fund created by the City and segregated from all other funds of the City (the “TIRZ Fund”) to fund the costs of public improvements and other projects benefiting the Zone.

1.7 Council Action

The City Council will take into consideration the recommendations of the Board and will consider approval of this Final Plan, and, if applicable the County Participation Agreement, and, if

applicable, the College District Participation Agreement. If the County Participation Agreement is approved by the County, the City Council will authorize and direct its execution. If the College District Participation Agreement is approved by the College District, the City Council will authorize and direct its execution.

SECTION 2: DESCRIPTION AND MAPS

2.1 Existing Uses and Conditions

The Property is currently located within the corporate limits of the City and is zoned agriculture, community commercial, planned development, light industrial, community facilities, multifamily and single-family, in accordance with the City's zoning ordinance. The Property is undeveloped and underdeveloped, and there is limited or no public infrastructure to support development. Development will require extensive public infrastructure that: (1) the City cannot provide, and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the proposed Zone is shown on **Exhibit A**.

2.2 Proposed Uses

The proposed land uses of the Property are expected to be single-family residential, multi-family residential, commercial retail, and medical office or storage.

2.3 Parcel Identification

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

SECTION 3: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits of the City and is subject to the City's zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 4: RELOCATION OF DISPLACED PERSONS

No persons were displaced and in need of relocation due to the creation of the Zone or will be due to the implementation of this Final Plan.

SECTION 5: ESTIMATED NON-PROJECT COSTS

Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The list of non-project costs is shown on **Exhibit B**, and are estimated to be approximately \$267 million.

SECTION 6: PROPOSED PUBLIC IMPROVEMENTS

6.1 Categories of Public Improvements

The proposed public improvements to be financed by the Zone include streets, water, sanitary sewer, sidewalks, detention ponds, storm drainage, remediation, landscaping & parks, principal and interest on debt service issued for public facilities, and professional services (the “Public Improvements”), as depicted in **Exhibit C**. All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

6.2 Locations of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit G**. These locations may be revised, with the approval of the City, from time to time without amending this Final Plan.

SECTION 7: ESTIMATED PROJECT COSTS

7.1 Project Costs

The total costs for projects in the Zone, which includes the Public Improvements costs and the cost of administering the Zone, are estimated to be \$49.3 million (the “Project Costs”), as shown on **Exhibit C**.

7.2 Project Tiers

The Public Improvements are split between two categories: (1) debt service payments for public facilities anticipated to be funded from the City Tax Increment, (the “Tier 1 Projects”), and (2) priority infrastructure projects that are anticipated to be funded from all participating tax entities (the “Tier 2 Projects”). The Tier 1 Projects are estimated at \$20.9 million, while Tier 2 Projects are estimated at \$27.9 million.

7.3 Estimated Administrative Costs

The estimated costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the “Administrative Costs”). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City that are directly related to the administration of the Zone. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid. The Administrative Costs are estimated to begin in 2022 and escalate at two percent (2%) thereafter.

7.4 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning with the creation of the Zone, and throughout the duration of the Zone. It is estimated the Project Costs will be incurred during calendar years 2022 through 2028, as shown on **Exhibit D**.

SECTION 8: ECONOMIC FEASIBILITY

8.1 Feasibility Study

For purposes of this Final Plan, economic feasibility has been evaluated over the term of the Zone, as shown on **Exhibit E** (the “Feasibility Study”). This evaluation focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on **Table 1** below, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$87.7 million in total new real property tax revenue, and the contributing taxing entities will retain \$43.8 million. The remaining additional revenue will be deposited in the TIRZ Fund to pay Project Costs.

Table 1

Entity	Gross New AV Revenue	TIRZ Contribution	Net New AV Revenue
City	\$ 50,197,925	\$ 25,098,963	\$ 25,098,963
County	\$ 23,972,766	\$ 11,986,383	\$ 11,986,383
College District	\$ 13,626,790	\$ 6,813,395	\$ 6,813,395
Total	\$ 87,797,481	\$ 43,898,741	\$ 43,898,741

The Feasibility Study shows a portion of the new real property tax revenue generated by the Zone will be retained by the City. The remainder of the new real property tax revenue generated within the Zone will be available to pay Project Costs, until the term expires or is otherwise terminated. Upon expiration or termination of the Zone, one hundred percent (100%) of all tax revenue

generated within the Zone will be retained by the respective taxing entities. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 9: ESTIMATED BONDED INDEBTEDNESS

No Tax Increment Reinvestment Zone bonds, issued by the City pursuant to the Act, are contemplated at this time.

SECTION 10: APPRAISED VALUE

10.1 Current Appraised Value

The current total appraised value of taxable real property in the Zone is \$7,011,635, which represents the Tax Increment Base, (the “Tax Increment Base”) of the Property and shall be confirmed by the Tarrant Appraisal District in accordance with Section 311.012(c) of the Act.

10.2 Estimated Captured Appraised Value

The amount of the Tax Increment for a year during the term of the Zone is the amount of property taxes levied and collected by the City for that year on the captured appraised value of the Property less the Tax Increment Base of the Property, (the “Captured Appraised Value”). The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was designated, as described in **Section 10.1** above. It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$501 million, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Tarrant Appraisal District will, for each year, will be used to calculate annual payment by the City into the TIRZ Fund pursuant to this Final Plan.

SECTION 11: METHOD OF FINANCING

This Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to fifty percent (50%) of the Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. The County Participation Agreement, if approved, shall obligate the County to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to fifty percent (50%) of the Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. The College District Participation Agreement, if approved, shall obligate the College District to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to fifty percent (50%) of the Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year.

Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to fund the Public Improvements. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the governing body, and the TIRZ Fund shall only be used to pay the Project Costs in accordance with this Final Plan and the TIRZ Agreement. The City may amend this Final Plan including but not limited to what is considered a Project Cost.

SECTION 12: DURATION OF THE ZONE, TERMINATION

12.1 Duration

The stated term of the Zone shall commence on the creation of the Zone, and shall continue for thirty (30) years, with the last payment due by January 31, 2052, unless otherwise terminated in accordance with the Creation Ordinance.

12.2 Termination

The Zone will terminate prior to the expiration of its stated term if the Project Costs have been fully funded. If upon the expiration of the stated term of the Zone, the Project Costs have not been fully funded, the City, County and College District shall have no obligation to pay the shortfall, and the term of the Zone shall not be extended. The provisions of this section shall be included in the County Participation Agreement, and College District Participation Agreement, if applicable. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

Exhibit A	Map of the Zone
Exhibit B	Non-Project Costs
Exhibit C	Project Costs
Exhibit D	Estimated Timeline of Incurred Costs
Exhibit E	Feasibility Study
Exhibit F	Proposed Uses of the Zone
Exhibit G	Map of the Public Improvements
Exhibit H	Parcel Identification

EXHIBIT A – MAP OF THE ZONE

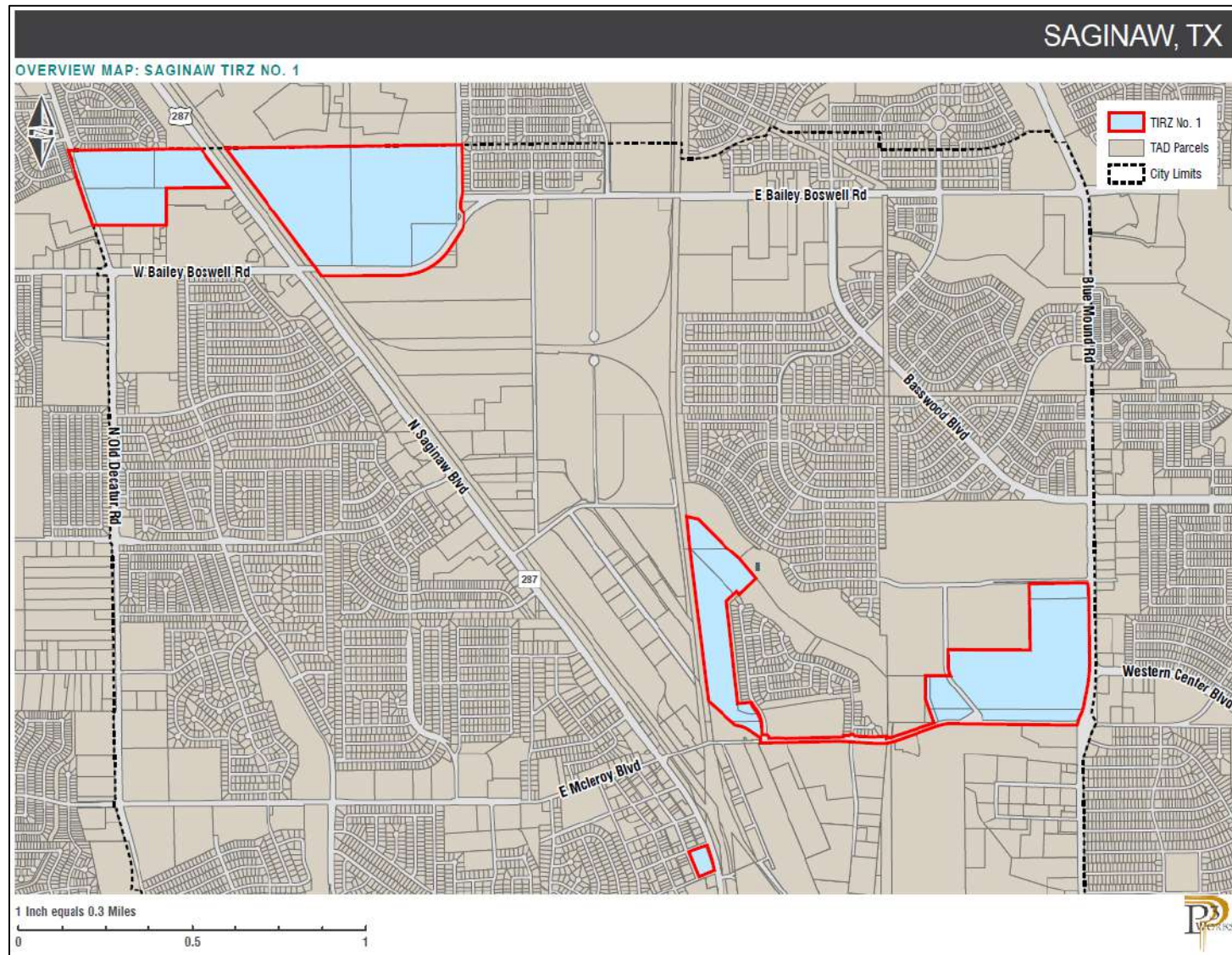


EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number One, City of Saginaw Non-Project Costs						
Land Use ¹	Units/SF ²	Finished Lot Value		Buildout Value		Estimated Non Project Costs
		Per Unit/SF ²	Total	Per Unit/SF ²	Total	
Single-Family	196	\$ 55,000	\$ 10,780,000	\$ 315,000	\$ 61,740,000	\$ 50,960,000
Multifamily	630	\$ 28,000	\$ 17,640,000	\$ 140,000	\$ 88,200,000	\$ 70,560,000
Retail I	45,000	\$ 70	\$ 3,150,000	\$ 350	\$ 15,750,000	\$ 12,600,000
Retail II	37,000	\$ 90	\$ 3,330,000	\$ 450	\$ 16,650,000	\$ 13,320,000
Medical Office/Storage	52,635	\$ 19	\$ 1,000,065	\$ 95	\$ 5,000,325	\$ 4,000,260
Multifamily - BTR	250	\$ 42,000	\$ 10,500,000	\$ 210,000	\$ 52,500,000	\$ 42,000,000
Multifamily	340	\$ 40,000	\$ 13,600,000	\$ 200,000	\$ 68,000,000	\$ 54,400,000
Retail III	192,308	\$ 26	\$ 5,000,008	\$ 130	\$ 25,000,040	\$ 20,000,032
Total			\$ 65,000,073		\$ 332,840,365	\$ 267,840,292

(1) Based on data provided by the Western Center Developer and Beltmill Developer.
 (2) Shown per unit for residential, and per square foot for retail and medical office/storage.

EXHIBIT C – PROJECT COSTS

Reinvestment Zone Number One, City of Saginaw, TX Project Costs		
Project Costs		
Tier 1 Projects¹		
Public Facility Debt Service ²	\$	20,994,383
<i>Subtotal</i>	\$	20,994,383
Tier 2 Projects		
Street	\$	15,720,112
Water	\$	1,399,863
Sanitary Sewer	\$	756,112
Sidewalks	\$	75,000
Remediation	\$	1,000,000
Detention Ponds	\$	994,914
Storm Drainage	\$	4,140,834
Soft Costs	\$	3,822,427
<i>Subtotal</i>	\$	27,909,262
Public Improvements Subtotal	\$	48,903,645
Administrative Costs	\$	405,681
Total Project Costs	\$	49,309,325

(1) Tier 1 Projects to be funded from the City Tax Increment.

(2) Includes estimate of principal and interest on debt service for public facilities, subject to change.

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED COSTS

Reinvestment Zone Number One, City of Saginaw, TX Timeline to Incur Project Costs					
Zone Year	Calendar Year	Soft Costs	Construction Costs	Total Project Costs ^{1,2}	
				Annual	Cumulative
Base	2021	\$ -	\$ -	\$ -	\$ -
1	2022	\$ 1,274,142	\$ 12,970,114	\$ 14,244,256	\$ 14,244,256
2	2023	\$ 1,274,142	\$ 11,638,700	\$ 12,912,842	\$ 27,157,098
3	2024	\$ 1,274,142	\$ 12,168,286	\$ 13,442,428	\$ 40,599,526
4	2025	\$ -	\$ 5,883,008	\$ 5,883,008	\$ 46,482,534
5	2026	\$ -	\$ 795,777	\$ 795,777	\$ 47,278,312
6	2027	\$ -	\$ 880,386	\$ 880,386	\$ 48,158,697
7	2028	\$ -	\$ 744,947	\$ 744,947	\$ 48,903,645
8	2029	\$ -	\$ -	\$ -	\$ 48,903,645
9	2030	\$ -	\$ -	\$ -	\$ 48,903,645
		\$ 3,822,427	\$ 45,081,218	\$ 48,903,645	

(1) This timeline is provided for illustration purposes only and is subject to change.
 (2) Timeline does not include Administrative Costs, which shall be incurred annually throughout the duration of the Zone.

EXHIBIT E – FEASIBILITY STUDY

Reinvestment Zone Number One, City of Saginaw Feasibility Study																					
Zone Year	Calendar Year	Collection Year	Growth/ Year ¹	New Assessed Value	Net Taxable Value	Incremental Value	City				County				College District				TIRZ Fund		
							AV Rate	TIRZ Contribution			AV Rate	TIRZ Contribution			AV Rate	TIRZ Contribution					
%	Annual	Cumulative	%	Annual	Cumulative	%		Annual	Cumulative	%		Annual	Cumulative								
Base	2021	2022			\$ 7,011,635		0.479516	50%	\$ -	\$ -	0.229	50%	\$ -	\$ -	0.13017	50%	\$ -	\$ -			
1	2022	2023	2%	\$ -	\$ 7,151,868	\$ 140,233	0.479516	50%	\$ -	\$ -	0.229	50%	\$ -	\$ -	0.13017	50%	\$ -	\$ -	\$ -	\$ -	
2	2023	2024	2%	\$ -	\$ 7,294,905	\$ 283,270	0.479516	50%	\$ 336	\$ 336	0.229	50%	\$ 161	\$ 161	0.13017	50%	\$ 91	\$ 91	\$ 588	\$ 588	
3	2024	2025	2%	\$ 95,760,000	\$ 103,200,803	\$ 96,189,168	0.479516	50%	\$ 679	\$ 1,015	0.229	50%	\$ 324	\$ 485	0.13017	50%	\$ 184	\$ 276	\$ 1,188	\$ 1,776	
4	2025	2026	2%	\$ 85,930,000	\$ 191,194,819	\$ 184,183,184	0.479516	50%	\$ 230,621	\$ 231,637	0.229	50%	\$ 110,137	\$ 110,622	0.13017	50%	\$ 62,605	\$ 62,880	\$ 403,363	\$ 405,138	
5	2026	2027	2%	\$ 89,840,000	\$ 284,858,716	\$ 277,847,081	0.479516	50%	\$ 441,594	\$ 673,231	0.229	50%	\$ 210,890	\$ 321,511	0.13017	50%	\$ 119,876	\$ 182,756	\$ 772,359	\$ 1,177,498	
6	2027	2028	2%	\$ 43,435,000	\$ 333,990,890	\$ 326,979,255	0.479516	50%	\$ 666,161	\$ 1,339,391	0.229	50%	\$ 318,135	\$ 639,646	0.13017	50%	\$ 180,837	\$ 363,593	\$ 1,165,132	\$ 2,342,630	
7	2028	2029	2%	\$ 5,875,325	\$ 346,546,033	\$ 339,534,398	0.479516	50%	\$ 783,959	\$ 2,123,350	0.229	50%	\$ 374,391	\$ 1,014,037	0.13017	50%	\$ 212,814	\$ 576,407	\$ 1,371,165	\$ 3,713,795	
8	2029	2030	2%	\$ 6,500,000	\$ 359,976,953	\$ 352,965,318	0.479516	50%	\$ 814,061	\$ 2,937,411	0.229	50%	\$ 388,767	\$ 1,402,804	0.13017	50%	\$ 220,986	\$ 797,393	\$ 1,423,814	\$ 5,137,608	
9	2030	2031	0.0%	\$ 5,500,040	\$ 365,476,993	\$ 358,465,358	0.479516	50%	\$ 846,263	\$ 3,783,674	0.229	50%	\$ 404,145	\$ 1,806,950	0.13017	50%	\$ 229,727	\$ 1,027,121	\$ 1,480,135	\$ 6,617,744	
10	2031	2032	0.0%	\$ -	\$ 365,476,993	\$ 358,465,358	0.479516	50%	\$ 859,449	\$ 4,643,123	0.229	50%	\$ 410,443	\$ 2,217,392	0.13017	50%	\$ 233,307	\$ 1,260,428	\$ 1,503,199	\$ 8,120,943	
11	2032	2033	2%	\$ -	\$ 372,786,533	\$ 365,774,898	0.479516	50%	\$ 859,449	\$ 5,502,572	0.229	50%	\$ 410,443	\$ 2,627,835	0.13017	50%	\$ 233,307	\$ 1,493,735	\$ 1,503,199	\$ 9,624,143	
12	2033	2034	2%	\$ -	\$ 380,242,264	\$ 373,230,629	0.479516	50%	\$ 876,975	\$ 6,379,547	0.229	50%	\$ 418,812	\$ 3,046,648	0.13017	50%	\$ 238,065	\$ 1,731,800	\$ 1,533,851	\$ 11,157,994	
13	2034	2035	2%	\$ -	\$ 387,847,109	\$ 380,835,474	0.479516	50%	\$ 894,850	\$ 7,274,397	0.229	50%	\$ 427,349	\$ 3,473,997	0.13017	50%	\$ 242,917	\$ 1,974,717	\$ 1,565,117	\$ 12,723,110	
14	2035	2036	2%	\$ -	\$ 395,604,051	\$ 388,592,416	0.479516	50%	\$ 913,084	\$ 8,187,481	0.229	50%	\$ 436,057	\$ 3,910,053	0.13017	50%	\$ 247,867	\$ 2,222,584	\$ 1,597,007	\$ 14,320,117	
15	2036	2037	2%	\$ -	\$ 403,516,132	\$ 396,504,497	0.479516	50%	\$ 931,681	\$ 9,119,162	0.229	50%	\$ 444,938	\$ 4,354,992	0.13017	50%	\$ 252,915	\$ 2,475,499	\$ 1,629,535	\$ 15,949,652	
16	2037	2038	2%	\$ -	\$ 411,586,455	\$ 404,574,820	0.479516	50%	\$ 950,651	\$ 10,069,813	0.229	50%	\$ 453,998	\$ 4,808,989	0.13017	50%	\$ 258,065	\$ 2,733,564	\$ 1,662,714	\$ 17,612,366	
17	2038	2039	2%	\$ -	\$ 419,818,184	\$ 412,806,549	0.479516	50%	\$ 970,000	\$ 11,039,814	0.229	50%	\$ 463,238	\$ 5,272,227	0.13017	50%	\$ 263,318	\$ 2,996,881	\$ 1,696,556	\$ 19,308,923	
18	2039	2040	2%	\$ -	\$ 428,214,548	\$ 421,202,913	0.479516	50%	\$ 989,737	\$ 12,029,551	0.229	50%	\$ 472,663	\$ 5,744,891	0.13017	50%	\$ 268,675	\$ 3,265,557	\$ 1,731,075	\$ 21,039,998	
19	2040	2041	0.0%	\$ -	\$ 428,214,548	\$ 421,202,913	0.479516	50%	\$ 1,009,868	\$ 13,039,418	0.229	50%	\$ 482,277	\$ 6,227,168	0.13017	50%	\$ 274,140	\$ 3,539,696	\$ 1,766,285	\$ 22,806,283	
20	2041	2042	0.0%	\$ -	\$ 428,214,548	\$ 421,202,913	0.479516	50%	\$ 1,009,868	\$ 14,049,286	0.229	50%	\$ 482,277	\$ 6,709,446	0.13017	50%	\$ 274,140	\$ 3,813,836	\$ 1,766,285	\$ 24,572,568	
21	2042	2043	2%	\$ -	\$ 436,778,839	\$ 429,767,204	0.479516	50%	\$ 1,009,868	\$ 15,059,154	0.229	50%	\$ 482,277	\$ 7,191,723	0.13017	50%	\$ 274,140	\$ 4,087,976	\$ 1,766,285	\$ 26,338,853	
22	2043	2044	2%	\$ -	\$ 445,514,416	\$ 438,502,781	0.479516	50%	\$ 1,030,401	\$ 16,089,555	0.229	50%	\$ 492,083	\$ 7,683,806	0.13017	50%	\$ 279,714	\$ 4,367,690	\$ 1,802,199	\$ 28,141,051	
23	2044	2045	2%	\$ -	\$ 454,424,704	\$ 447,413,069	0.479516	50%	\$ 1,051,345	\$ 17,140,900	0.229	50%	\$ 502,086	\$ 8,185,892	0.13017	50%	\$ 285,400	\$ 4,653,090	\$ 1,838,831	\$ 29,979,882	
24	2045	2046	2%	\$ -	\$ 463,513,198	\$ 456,501,563	0.479516	50%	\$ 1,072,709	\$ 18,213,609	0.229	50%	\$ 512,288	\$ 8,698,180	0.13017	50%	\$ 291,199	\$ 4,944,289	\$ 1,876,195	\$ 31,856,077	
25	2046	2047	2%	\$ -	\$ 472,783,462	\$ 465,771,827	0.479516	50%	\$ 1,094,499	\$ 19,308,108	0.229	50%	\$ 522,694	\$ 9,220,874	0.13017	50%	\$ 297,114	\$ 5,241,403	\$ 1,914,307	\$ 33,770,385	
26	2047	2048	2%	\$ -	\$ 482,239,131	\$ 475,227,496	0.479516	50%	\$ 1,116,725	\$ 20,424,833	0.229	50%	\$ 533,309	\$ 9,754,183	0.13017	50%	\$ 303,148	\$ 5,544,550	\$ 1,953,182	\$ 35,723,566	
27	2048	2049	2%	\$ -	\$ 491,883,914	\$ 484,872,279	0.479516	50%	\$ 1,139,396	\$ 21,564,229	0.229	50%	\$ 544,135	\$ 10,298,318	0.13017	50%	\$ 309,302	\$ 5,853,852	\$ 1,992,833	\$ 37,716,400	
28	2049	2050	2%	\$ -	\$ 501,721,592	\$ 494,709,957	0.479516	50%	\$ 1,162,520	\$ 22,726,749	0.229	50%	\$ 555,179	\$ 10,853,497	0.13017	50%	\$ 315,579	\$ 6,169,431	\$ 2,033,278	\$ 39,749,678	
29	2050	2051	0.0%	\$ -	\$ 501,721,592	\$ 494,709,957	0.479516	50%	\$ 1,186,107	\$ 23,912,856	0.229	50%	\$ 566,443	\$ 11,419,940	0.13017	50%	\$ 321,982	\$ 6,491,413	\$ 2,074,532	\$ 41,824,209	
30	2051	2052	0.0%	\$ -	\$ 501,721,592	\$ 494,709,957	0.479516	50%	\$ 1,186,107	\$ 25,098,963	0.229	50%	\$ 566,443	\$ 11,986,383	0.13017	50%	\$ 321,982	\$ 6,813,395	\$ 2,074,532	\$ 43,898,741	
				\$ 332,840,365					\$ 25,098,963					\$ 11,986,383					\$ 6,813,395	\$ 43,898,741	
Assumptions						Footnotes															
Base Taxable Value ² \$ 7,011,635						1) Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn. 2) Base Taxable Value is an estimate subject to confirmation by TAD. 3) County and College District have not yet agreed to participate and are shown for illustrative purposes only.															

EXHIBIT F – PROPOSED USES OF THE ZONE

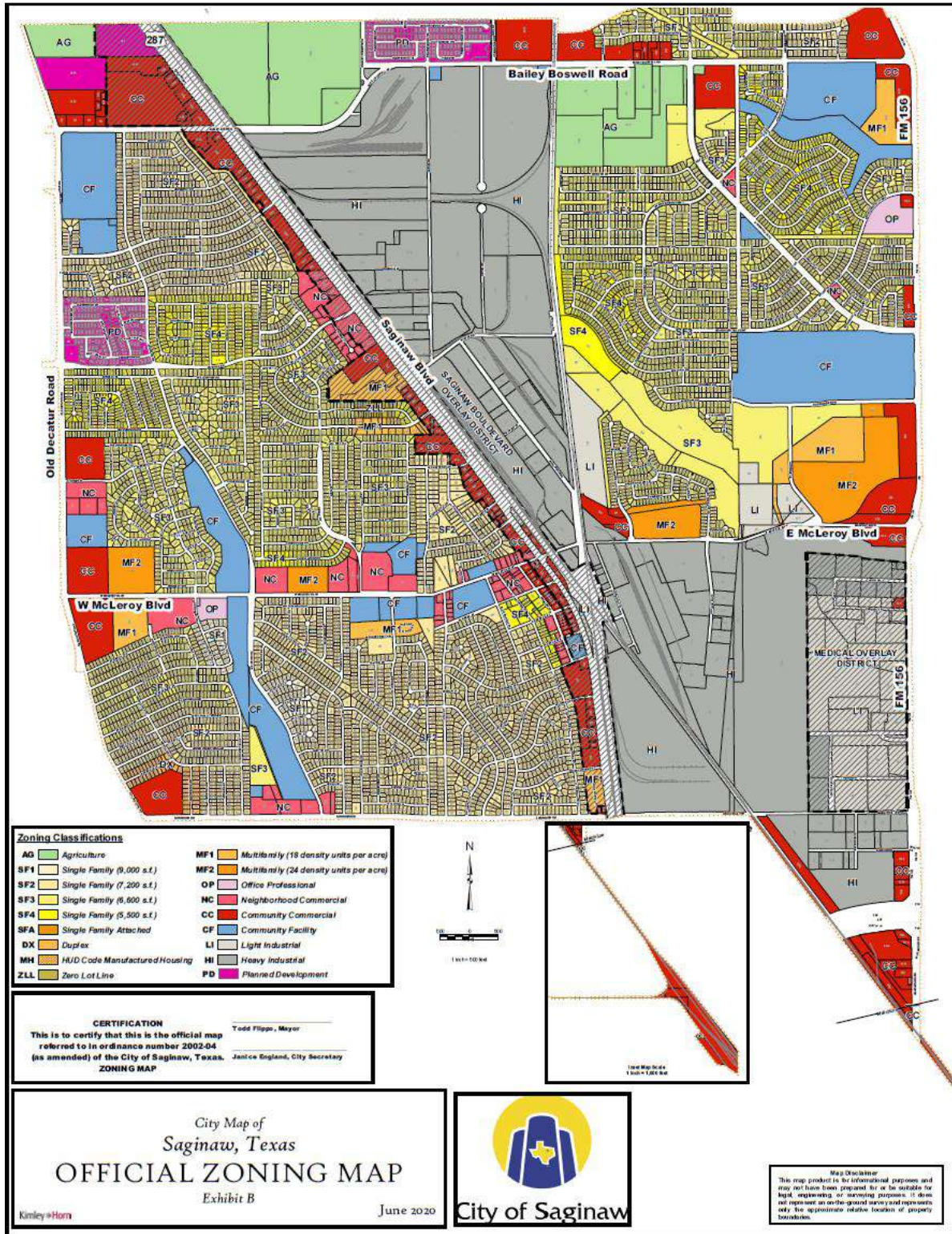


EXHIBIT G – MAP OF THE PUBLIC IMPROVEMENTS

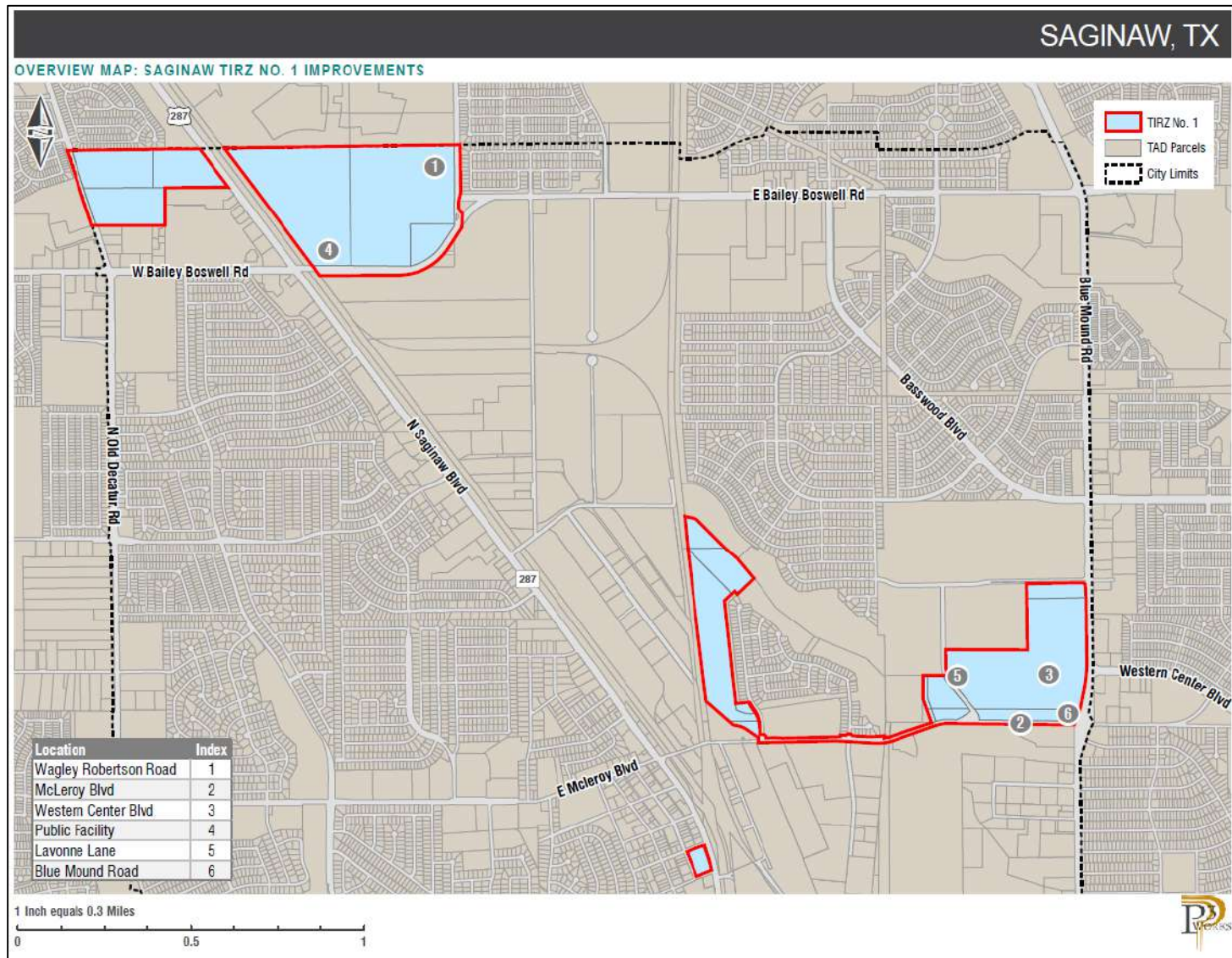


EXHIBIT H – PARCEL IDENTIFICATION

Account Number	Legal Description
4324064	THOMAS, BENJAMIN SURVEY Abstract 1497 Tract 3G3
4600061	THOMAS, BENJAMIN SURVEY Abstract 1497 Tract 3D
6342841	THOMAS, BENJAMIN SURVEY Abstract 1497 Tract 3A
1502174	KERR'S, EDGAR SUBDIVISION Lot 16A
2643871	SAGINAW Block 4 PT BLK 4
2643898	SAGINAW Block 4 ALL LESS E25'
3749363	BILES, JAMES H SURVEY Abstract 119 Tract 1
4769236	THOMAS, BENJAMIN SURVEY Abstract 1497 Tract 3B04 IMPROVEMENTS
6819451	OLD DECATUR ADDITION Block 1 Lot 1 LESS PORTION WITH EXEMPTION (33% OF LAND VALUE)
41179196	BILES, JAMES H SURVEY Abstract 119 Tract 1F02
41179218	BILES, JAMES H SURVEY Abstract 119 Tract 1F03
40997235	ARMENDARIS, JUAN SURVEY Abstract 58 Tract 1E
6624278	OLD DECATUR ADDITION Block 1 Lot 1 PORTION WITH EXEMPTION (67% OF LAND VALUE)
4600029	THOMAS, BENJAMIN SURVEY Abstract 1497 Tract 3B03
6685730	THOMAS, BENJAMIN SURVEY Abstract 1497 Tract 3B04 LESS IMPROVEMENTS
3771849	BRADFORD, JAMES A SURVEY Abstract 183 Tract 1A
4232925	WALKER, JOSIAH SURVEY Abstract 1602 Tract 3C01
3771830	BRADFORD, JAMES A SURVEY Abstract 183 Tract 1
4601238	WALKER, JOSIAH SURVEY Abstract 1602 Tract 3E
4601203	WALKER, JOSIAH SURVEY Abstract 1602 Tract 3C
41483030	BRADFORD, JAMES A SURVEY Abstract 183 Tract 1K



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Dolph Johnson
Asst. City Manager

Agenda Items: (10)

E-mail: djohnson@saginawtx.org

Phone: 817-230-0325

SUBJECT:

Consideration and Action Regarding Rate Increase Request from Waste Connections for Solid Waste and Recycling Services

BACKGROUND/DISCUSSION:

Waste Connections has requested a 2.97% increase for residential and commercial trash service. See staff memo for contract requirements and rate history.

FINANCIAL IMPACT:

A 2.97% increase would add 38 cents per month (pre-tax) to residential bills and 2.97% to the current rates for each category of commercial dumpster and roll-off services

RECOMMENDATION:

City Council discretion

ATTACHMENTS:

Description

Staff Memo and Attachments

MEMORANDUM

DATE: October 28, 2021
TO: Mayor and City Council
FROM: Dolph Johnson, Assistant City Manager
RE: Rate Increase Request from Waste Connections

We have received a letter and supporting data from Waste Connections requesting a 2.97% increase in rates for residential and commercial garbage accounts effective December 1, 2021.

We renewed our contract with Waste Connections in 2019 and the rate adjustment request is based on the criteria outlined in the new contract. Rates can be adjusted annually to reflect changes in the Consumer Price Index (CPI) for All Urban Customers, Garbage and Trash Collection in U.S. City Average Not Seasonally Adjusted for the most recent twelve month period, September through August. The CPI adjustment for that period is 4.7%. Waste Connections is only asking for a 2.97% increase.

Residential customers currently pay a rate of \$12.57 per month (\$13.61 with tax). The 2.97% increase would raise the residential rate 38 cents to \$12.95 per month (\$14.02 with tax). Commercial rates would also increase 2.97% across the board. An updated rate sheet showing the requested rates is attached.

Mr. Abel Moreno, General Manager for Waste Connections will be at the meeting to answer any questions you may have.

A history of our contract and rate adjustments is shown below.

WASTE CONNECTIONS CONTRACT AND RATE ADJUSTMENT HISTORY – All approved by Council

2007	Contract awarded
2008	No increase per contract
2009	No increase per contract
2010	1.74% increase for all accounts
2011	4.18% increase for residential and roll off accounts (no increase for commercial front loads)
2012	1.50% increase for all accounts
2013	2.70% increase for all accounts
2014	1.72% increase for all accounts
2016	Contract Extended to 10/31/18 – no change in residential rate – 5% reduction for commercial Waste Connections failed to reduce the commercial rate by 5% as agreed. Commercial accounts credited for overbilling on January 1, 2018 invoices.
2017	1.85% increase for all accounts
2018	One year extension and a 3% increase for all accounts
2019	New contract ending on 10-31-24 with two successive terms of two years each available by mutual consent (10-31-28) with a 3% rate increase in the first year.

2020	2% rate increase on all accounts
2021	2.97% rate increase requested on all accounts



WASTE CONNECTIONS LONE STAR, INC

4001 Old Denton Rd, Haltom City, Texas 76117

Contact: Abel Moreno; District Manager

Phone: (817) 222-2221

CURRENT

City of Saginaw RATE SHEET

Effective: November 2020 BILLING

RESIDENTIAL CURBSIDE COLLECTION:	\$12.57	per month, per residential unit
Additional Cart:	N/A	per month, per residential unit per each additional Cart
Additional Recycling Container:	N/A	per month, per residential unit per each additional Recycling Container
Senior Citizen Rate:	N/A	per month, per residential unit

COMMERCIAL RATE SCHEDULE

CONTAINER SIZE	Lifts Per Week						
	1	2	3	4	5	6	7
24" x 36" x 72"		22.36					27.75
30" x 42" x 72"	57.62	120.85	189.74	263.19	349.04	440.50	39.23
36" x 48" x 72"	80.20	188.29	265.44	371.60	486.83	613.34	45.18
42" x 54" x 72"	96.09	202.18	318.53	445.05	583.97	736.44	53.50
48" x 60" x 72"	125.35	283.19	414.53	580.58	782.43	980.11	59.45
54" x 66" x 72"	140.06	294.80	484.02	650.61	853.90	1,075.30	65.39

FRONT LOAD COMPACTOR RATES

6' x 12' x 10'							
8' x 14' x 10'							

FRONT LOAD RECYCLE RATES

6' x 12' x 10'							
8' x 14' x 10'							

other commercial front load fees

Containers w/Casters	\$11.37 per month	*Delivery and/or Removal Fee	
Containers w/locks or Gates	\$4.83 per lift	Exchange Fee	\$35.00

*Delivery or Removal fees are not charged during the initial start-up or termination of the agreement

Temporary Front Load Rates

per lift	DELIVERY	DAILY RENT	DISPOSAL			
6' x 12' x 10'	136.14	58.15	1.11	n/a		

ROLL OFF RATE SCHEDULE

CONTAINER SIZE	HAUL	DELIVERY	DAILY RENT	DISPOSAL	WASH OUT	DRY RUNS
24" x 36" x 72"	291.10	130.07	4.54	\$30.98 per ton		93.26
30" x 42" x 72"	291.10	130.07	4.54	\$30.98 per ton		93.26
36" x 48" x 72"	291.10	130.07	4.54	\$30.98 per ton		93.26

ROLL OFF COMPACTOR RATE SCHEDULE

CONTAINER SIZE	HAUL	DELIVERY	DAILY RENT	DISPOSAL	WASH OUT	DRY RUNS
24" x 36" x 72"	309.65	N/A	Negotiable	\$30.98 per ton	\$185.80	93.26
30" x 42" x 72"	309.65	N/A	Negotiable	\$30.98 per ton	\$185.80	93.26
36" x 48" x 72"	309.65	N/A	Negotiable	\$30.98 per ton	\$185.80	93.26
42" x 54" x 72"	309.65	N/A	Negotiable	\$30.98 per ton	\$185.80	93.26
48" x 60" x 72"	309.65	N/A	Negotiable	\$30.98 per ton	\$185.80	93.26
54" x 66" x 72"	309.65	N/A	Negotiable	\$30.98 per ton	\$185.80	93.26

Franchise and Billing Fees:

Residential:	10.0%
Commercial:	8.0%

* All rates are inclusive of all franchise and billing fees

* Rates do not include any Sales Tax

* Rates do not include any Fuel Surcharges



WASTE CONNECTIONS LONE STAR, INC

4001 Old Denton Rd, Haltom City, Texas 76117

Contact: Abel Moreno; District Manager

Phone: (817) 222-2221

PROPOSED

City of Saginaw RATE SHEET

Effective:

RESIDENTIAL CURBSIDE COLLECTION:	\$12.95	per month, per residential unit
Additional Cart:	N/A	per month, per residential unit per each additional Cart
Additional Recycling Container:	N/A	per month, per residential unit per each additional Recycling Container
Senior Citizen Rate:	N/A	per month, per residential unit

COMMERCIAL RATE SCHEDULE

CONTAINER SIZE	Lifts Per Week						Extra-Lifts
	1	2	3	4	5	6	
95 gallon Cart		23.03					28.58
2 Cubic Yd	59.34	124.44	195.38	271.01	359.41	453.59	40.40
3 Cubic Yd	82.59	173.29	273.33	382.64	501.29	631.56	46.53
4 Cubic Yd	98.95	208.19	327.99	458.27	601.32	758.32	55.09
6 Cubic Yd	129.09	271.01	426.85	597.83	785.08	988.63	61.22
8 Cubic Yd	144.22	303.56	477.81	669.94	879.26	1,107.24	67.34

FRONT LOAD COMPACTOR RATES

6 Cubic Yd						
8 Cubic Yd						

FRONT LOAD RECYCLE RATES

6 Cubic Yd						
8 Cubic Yd						

other commercial front load fees

Containers w/Casters	\$11.71 per month	*Delivery and/or Removal Fee	
Containers w/locks or Gates	\$4.77 per lift	Exchange Fee	\$36.04

*Delivery or Removal fees are not charged during the initial start-up or termination of the agreement

Temporary Front Load Rates

per lift	DELIVERY	DAILY RENT	DISPOSAL			
6 Cubic Yd	140.19	59.88	1.15	n/a		

ROLL OFF RATE SCHEDULE

CONTAINER SIZE	HAUL	DELIVERY	DAILY RENT	DISPOSAL		DRY RUNS
20 Cubic Yd	299.75	133.94	4.68	\$31.90 per ton		96.03
30 Cubic Yd	299.75	133.94	4.68	\$31.90 per ton		96.03
40 Cubic Yd	299.75	133.94	4.68	\$31.90 per ton		96.03

ROLL OFF COMPACTOR RATE SCHEDULE

CONTAINER SIZE	HAUL	DELIVERY	DAILY RENT	DISPOSAL	WASH OUT	DRY RUNS
20 Cubic Yd	318.85	N/A	Negotiable	\$31.90 per ton	\$191.32	96.03
28 Cubic Yd	318.85	N/A	Negotiable	\$31.90 per ton	\$191.32	96.03
30 Cubic Yd	318.85	N/A	Negotiable	\$31.90 per ton	\$191.32	96.03
35 Cubic Yd	318.85	N/A	Negotiable	\$31.90 per ton	\$191.32	96.03
40 Cubic Yd	318.85	N/A	Negotiable	\$31.90 per ton	\$191.32	96.03
42 Cubic Yd	318.85	N/A	Negotiable	\$31.90 per ton	\$191.32	96.03

Franchise and Billing Fees:

Residential:	10.0%
Commercial:	8.0%

* All rates are inclusive of all franchise and billing fees

* Rates do not include any Sales Tax

* Rates do not include any Fuel Surcharges



WASTE CONNECTIONS INC.
Connect with the Future®

October 6, 2021
City of Saginaw
Attn: Honorable Mayor and Members of Council
505 W McLeroy Blvd
Saginaw, TX 76179

RE: Annual Rate Adjustment

Dear Honorable Mayor and Members of Council,

Waste Connections would like to sincerely thank you for the great opportunity we have had to serve the citizens and community of Saginaw. We thoroughly enjoy and appreciate the relationship between Waste Connections and the City of Saginaw.

Each year we evaluate cost per our contract with the city. This year the CPI-U (All urban consumer price index) not seasonally adjusted is 2.97% increase year over year. This is specifically tied to the Garbage and trash collection in U.S. City Average. I have enclosed further details of these adjustments with this letter.

We respect that council must approve this adjustment. With City Councils approval we would like to adjust these rates on the November billing cycle.

Should you have any questions or concerns regarding this adjustment or anything else, please feel free to contact me on my cell at 817-223-8186

Best Regards,

Abel Moreno
District Manager
Waste Connections of TX
Abel.moreno@wasteconnections.com

PPI Industry Data
Original Data Value

Series Id: PCU5621115621112
Series Title: PPI industry data for Solid waste collection-Solid waste
Industry: Solid waste collection
Product: Solid waste collection services
Base Date: 199306
Years: 2011 to 2021

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	161.1	161.6	163.7	163.9	164.4	163.4	163.2	163.8	164.5	164.8	164.8	164.0
2012	164.8	165.2	166.1	166.3	165.9	165.2	165.1	165.7	166.1	166.3	166.4	166.1
2013	167.2	167.5	168.0	168.2	167.4	167.5	167.7	168.7	169.0	169.0	169.3	169.1
2014	170.1	170.6	171.5	171.7	171.5	171.2	172.0	173.1	173.7	174.3	173.8	173.5
2015	173.8	174.0	174.7	174.9	174.2	173.2	172.5	174.0	173.7	173.8	173.8	172.9
2016	175.4	176.5	178.5	179.7	179.9	179.8	179.6	180.2	180.3	180.0	179.4	179.2
2017	180.0	181.0	182.0	183.7	183.5	183.2	183.2	183.8	185.8	186.3	186.4	186.4
2018	189.4	191.0	192.1	193.6	192.3	191.3	191.5	192.1	192.4	192.9	192.8	193.0
2019	194.3	195.1	198.9	199.3	197.5	196.6	197.3	198.3	198.7	199.0	199.2	199.4
2020	202.0	203.1	205.1	205.4	204.5	202.6	202.7	203.6	205.2	207.1	207.2	206.4
2021	207.8	210.1	213.4	214.0	212.3	211.0	210.6	211.3	212.1			



Databases, Tables & Calculators by Subject

Change Output Options: From: 2011 ▼ To: 2021 ▼ GO

☐ include graphs ☐ include annual averages[More Formatting Options](#) ➡

Data extracted on: October 25, 2021 (11:47:14 AM)

CPI for All Urban Consumers (CPI-U)

Series Id: CUUR0000SEHG02, CUUS0000SEHG02

Not Seasonally Adjusted

Series Title: Garbage and trash collection in U.S. city average, all urban consumers, not seasonally adjusted

Area: U.S. city average

Item: Garbage and trash collection

Base Period: DECEMBER 1983=100

Download: xlsx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2011	389.727	391.854	391.855	392.754	395.477	395.329	395.723	396.605	397.028	397.106	398.910	398.720		
2012	398.880	400.381	401.692	400.913	401.067	402.793	406.243	406.823	407.594	409.495	410.155	410.416		
2013	411.126	411.805	412.305	413.675	414.511	414.802	416.505	417.760	418.357	419.687	421.427	422.237		
2014	422.440	422.483	423.413	425.393	425.242	425.930	426.562	426.771	427.327	427.995	427.808	428.187		
2015	427.734	429.248	429.235	429.807	431.234	430.813	431.229	432.967	433.843	434.829	436.428	436.996		
2016	437.205	438.296	437.699	437.676	438.317	437.858	438.607	439.358	439.707	440.311	443.343	444.745		
2017	446.266	447.699	446.987	447.129	447.272	448.046	448.328	448.717	449.008	452.196	453.820	453.596		
2018	453.354	454.915	455.230	458.722	462.887	465.041	465.579	470.457	471.026	472.535	486.650	485.935	458.358	475.364
2019	475.687	477.474	478.569	479.449	480.865	480.984	482.138	483.987	484.346	486.133	486.485	486.708	478.838	484.966
2020	491.003	494.429	495.288	494.432	494.946	496.679	498.564	500.882	501.756	503.315	504.970	508.190	494.463	502.946
2021	512.722	517.270	518.505	518.579	516.440	517.202	521.185	524.408	529.934				516.786	

4.7%

U.S. BUREAU OF LABOR STATISTICS Postal Square Building 2 Massachusetts Avenue NE Washington, DC 20212-0001

Telephone: 1-202-691-5200 Federal Relay Service: 1-800-877-8339 www.bls.gov [Contact Us](#)



City of Saginaw

Meeting Date: 11/16/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (11)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Consideration and Action regarding Ordinance No. 2021-28, Amending the Residential Trash and Recycle Rate

BACKGROUND/DISCUSSION:

This item is in conjunction with Item 10. The residential trash and recycle rate is included on the Master Fee Schedule. It will need to be amended to reflect the new rate if approved during Item 10. Ordinance No. 2021-28 amends the Master Fee Ordinance.

FINANCIAL IMPACT:

N/A This ordinance only updates the Master Fee Schedule.

RECOMMENDATION:

N/A

ATTACHMENTS:

Description

Ordinance 2021-28

ORDINANCE NO. 2021-28

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE MASTER SCHEDULE OF FEES ESTABLISHED BY ORDINANCE NO. 2010-14, AS AMENDED, AMENDING THE RESIDENTIAL TRASH AND RECYCLE RATE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City has heretofore adopted a Master Schedule of Fees for City services and permit applications; and

WHEREAS, the City desires to amend the Master Schedule of Fees to amend the residential trash and recycle rate in order to reflect the administrative costs incurred by the City to perform the functions associated with these fees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

SECTION 1.

That the Master Schedule of Fees established pursuant to Ordinance No. 2010-14, as amended, is hereby amended by revising the Residential Trash and Recycle Rate. The new fees are set forth in the attached and incorporated Exhibit "A", hereto.

SECTION 2.

The City Secretary is hereby directed to revise the Master Schedule of Fees in accordance with the above-referenced revision. A revised Master Schedule of Fees shall be kept on file with the office of the City Secretary.

SECTION 3.

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City and other applicable City ordinances, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the applicability of the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5.

This Ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED THIS ____ DAY OF _____, 2021.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney

CITY OF SAGINAW FEE SCHEDULE

TRASH		
Residential Trash & Recycle Rate	\$	12.95 plus tax, per month per residence